WARRANTY DEED

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires January 12, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF MAY, 2008.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
5560 Franklin Pike Circle
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 05/22/08 14:17 2 pgs
Fees:13.00 Taxes:525.40
20080522-0052707

b-5700

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph A. Wayne	Wells Fargo Bank, N.A.	052-13-0-B 334.00 CO
(NAME)	(NAME)	
3228 Penn Meade Way	P.O. Box 5137	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Des Moines, IA 50306-5137	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Jonathan E. Ditmyer, husband and wife, Stacy L. Ditmyer, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph A. Wayne and wife , Emily Wayne, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being all of Lot No. 17, River Glen, A Planned Unit Development, Phase 7 as shown by plat of record in Instrument Number 20040212-0016958, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING all of the same property conveyed to Jonathan E. Ditmyer, husband and wife, Stacy L. Ditmyer by Warranty Deed dated October 22, 2004 from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument Number 20041108-0134633, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 3228 Penn Meade Way, Nashville, TN 37214

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 16th day of May, 2008.

Jonathan E. Ditmyer by Brittany Simonelic attorney in fact

Jonathan E. Ditmyer

Stacy L. Ditmyer by Brittany Simonelic attorney in fact

Stacy L. Ditmyer

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Brittany Simonelic, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Jonathan E. Ditmyer and Stacy L. Ditmyer, and acknowledged that she execute the same by Power of Attorney, as the free act and deed of said Brittany Simonelic. Witness my hand and Notarial Seal this 16th day of May, 2008.

Witness my hand and official seal at Brentwood, Tennessee this 16th day of May, 2008.

Commission expires:

SUSAN B. MOTT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 15, 2012

Susan B. Mott

Susan B. Mott Notary Public

RETURN TO:

Jack Case Wilson Title Associates, LLC
5560 Franklin Pike Circle
Brentwood, Tennessee 37027