File #2008218

Davidson County DEEDWARR
Recvd: 08/11/08 10:38 2 pgs
Fees:13.00 Taxes:2541.90

20080811-0082325

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $687,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of August, 2008.

Notary Public

MY COMMISSION EXPIRES: 1-20-09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
StoneGate Title, LLC, Keith H. Solomon, 1897 General George Patton Dr. Ste. 108, Franklin, TN 37067

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas D. Aders	New Owners	Map 118-100
(NAME) 908 Woodmont Blvd	(NAME)	Parcel 77
(ADDRESS) Nashville, TN 37219	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, **Daniel Scott Ridings and spouse, Lise Ellen Ridings**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Thomas D. Aders and spouse, Virginia R. Aders**, 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:

Land in Davidson County, Tennessee, being Lot No. 48 and the westerly 25 feet of Lot No. 49 on the Plan of Woodmont Boulevard Section of Marengo Park as of record in Book 1130, page 2, said Register's Office for Davidson County, Tennessee.

Said Lot No. 48 and part of Lot No. 49 front together 100 feet on the northerly margin of Woodmont Boulevard and runs back 443 feet on the westerly line and 372 feet more or less on the easterly line to the southerly margin of the right of way of Glendale Car Line, measuring 122 feet, more or less, thereon.

Being the same property conveyed to Daniel Scott Ridings and spouse, Lise Ellen Ridings by deed from Robert L. Hemminger, married of record in Instrument Number 20071011-0120881, said Register's Office, dated October 10, 2007.

This conveyance is subject to Easement for Sanitary Sewers and/or Storm Drainage in Book 3921, page 535; Agreement for Dedication of Easement for Browns Creek Flood Control Project of record in Book 7971, page 716; and any and all matters shown on the Plan of record in Book 1130, page 2, said Register's Office.

Unimproved ()
This is improved (X) property, known as 908 Woodmont Blvd, Nashville, TN 37219
(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 8th day of August, 2008.

Daniel Scott Ridings

Lise Ellen Ridings

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public, personally appeared Daniel Scott Ridings and Lise Ellen Ridings, who are known to me or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this 8th day of August, 2008.

Notary Public

My Commission expires;

KEITH H. SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires May 24, 2009

(SEAL)

Mail After Recording To:

StoneGate Title, LLC
1897 General George Patton Dr. Ste. 108
Franklin, TN 37067