File No. 90343

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090026877 DEEDWARR
Recvd: 04/23/09 14:07 2 pgs
Fees:13.00 Taxes:538.35
20090423-0036969

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,500.00

Julie A. Adams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF APRIL, 2009.

Rebecca Campbell
Notary Public

MY COMMISSION EXPIRES: 2/28/12
(AFFIX SEAL)

Rebecca Campbell State of Tennessee Notary Public County of Sumner

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shameka Hall	Bank of America	053140A08000CO
(NAME)	(NAME)	
1669 Comanche Run	4161 Piedmont Parkway	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Greensboro, NC 27410	
(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, WE, Tony C. Ridley, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Shameka Hall, a single person, 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. 91 on the Final Plat of The Woods of Neely's Bend, Phase 2, of record in Instrument No. 20050707-0078328, recorded on July 7, 2005 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of property.

Being the same property conveyed to Tony C. Ridley, unmarried, by deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated January 18, 2006 and recorded on January 23, 2006 in Instrument No. 20060123-0008759, Register's Office, Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions of record in Book 11527, page 304, as amended in Instrument No. 20050318-0029990, said Register's Office.

Charter of The Woods at Neely's Bend Homeowners Association, Inc. of record in Book 11527, page 331, said Register's Office.

By-Laws of The Woods at Neely's Bend Homeowners Association, Inc. of record in Book 11527, page 356, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage granted unto Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 6931, page 982, Book 6932, page 22, Book 7358, page 637, Book 8081, page 806, Book 8081, page 815, Book 8081, page 818, Book 11213, page 464, Book 11213, page 467 and Book 11213, page 470, all in said Register's Office.

Stormwater Detention Agreement of record in Instrument No. 20030313-0033942, said Register's Office.

Subject to any and all existing easements and/or restrictions of record.

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Kelli R. Smith executed this instrument on behalf of Tony C. Ridley pursuant to a Power of Attorney of record in Instrument No. 20090303-0018551, Register's Office, Davidson County, Tennessee.

Tony C. Ridley and Tony Ridley being one and the same person.

unimproved ☐

This is improved ☒ property, known as 1669 Comanche Run, Madison, TN 37115

(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 my hand this 15th day of April, 2009.

Tony C. Ridley by Kelli R. Smith as A.I.F.

Tony C. Ridley

by: Kelli R. Smith as Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kelli R. Smith with whom I am personally acquainted and who acknowledged that she executed the within instrument on behalf of Tony C. Ridley as his Attorney in Fact as the free act and deed of the within named Tony C. Ridley.

Witness my hand and official seal this 15th day of April, 2009.

Commission expires: 2/28/13

Rebecca Campbell State of Tennessee Notary Public County of Sumner

Notary Public