THIS INSTRUMENT PREPARED BY:

Heritage Title Services, LLC

8115 Isabella Lane, Suite 5

Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20090061755 DEEDWARR
Recvd: 09/09/09 10:15 2 pgs
Fees:13.00 Taxes:536.50
20090909-0084355

Address New Owner(s)
Justin Williams and Katie Reid

Send Tax Bills To:
SunTrust Mortgage, Inc.
401 Commerce Street, Suite 6100
Nashville, TN 37129

Map & Parcel Nos.:
072 15 0 257.00

WARRANTY DEED

THIS INDENTURE, made and entered into this **26th day of August, 2009**, by and between **Donald Ridge, a married man,** party of the first part, and **Kathryn A. Reid , an unmarried woman and James Justin Williams, an unmarried man,** party of the second part,

WITNESSETH: That for and in consideration of **ONE HUNDRED FORTY FIVE THOUSAND AND 00/100 DOLLARS ($145,000.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville, County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 2 on the Resubdivision of M. P. Estes Subdivision of record in Instrument No. 20070912-0109548, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being a part of the same property conveyed to Donald Ridge from William Howard Bentley and wife, Patricia Ann Bentley, by deed dated November 1, 2006, of record in Instrument No. 20061204-0150132 in the records for Davidson County, TN.

Being improved property commonly known as 1503 Porter Road, Nashville, TN, 37206

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Donald Ridge

STATE OF KENTUCKY, COUNTY OF JEFFERSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Donald Ridge** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this **26th day of August, 2009**.

My commission expires: 5.27.2013

Notary Public James Wood

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$145,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me, this 26 **day of August, 2009**.

James Wood
exp 5.27.2013

PROPERTY ADDRESS:
1503B Porter Road
Nashville, TN 37206