WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100013051 DEEDWARR
Recvd: 03/04/10 13:44 2 pgs
Fees:13.00 Taxes:406.63
20100304-0016735

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th

Notary Public

MY COMMISSION EXPIRES: 3/20/10 (AFFIX SEAL)

PAUL F. SOPER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

DEANIE L. GREGORY, ATTY **THIS INSTRUMENT WAS PREPARED BY**
Greater Nashville Title and Closing Company, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lindsey B. Smith	same as	096160A09700CO
(NAME)	(NAME)	
137 Lakebrink Dr.	new owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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, Jeramine L. Ritchie and wife, Mary K. Ritchie, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lindsey B. Smith, 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. 96 on the Plan of Larchwood, Phase One, Section Four, Building F, a plan of which is of record in Plat Book 8250, Page 890 in the Register's Office for Davidson County, Tennessee to which plat reference is here made for a complete description thereof.

Being the same property conveyed to Jeramie L. Ritchie and wife, Mary K. Ritchie by Quitclaim Deed from Kimberly Gibson-Harris which deed is of record as Instrument No. 20061127-0145814,, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2010, FURTHER SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC., IF ANY, AS MAY BE SET FORTH ON THE PLAN OF LARCHWOOD, PHASE ONE, SECTION FOUR, A PLAN OF WHICH IS OF RECORD IN PLAT BOOK 8250, PAGE 890 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, FURTHER SUBJECT TO RESTRICTIVE COVENANTS OF RECORD IN BOOK 6299, PAGE 152, RE-RECORDED IN BOOK 6301, PAGE 82; BOOK 6391, PAGE 449; BOOK 7792, PAGE 540 AND BOOK 8032, PAGE 432, ALL IN THE REGISTER'S OFFICE FOR SAID COUNTY; FURTHER SUBJECT TO AGREEMENTS FOR SANITARY SEWERS AND/OR STORM DRAINAGE IN FAVOR OF METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE OF RECORD IN BOOK 6518, PAGE 722; BOOK 6518, PAGE 725 AND BOOK 6592, PAGE 366, SAID REGISTER'S OFFICE AND SUBJECT TO BY-LAWS FOR LARCHWOOD HOMEOWNERS ASSOCIATION OF RECORD IN BOOK 6299, PAGE 166, SAID REGISTER'S OFFICE.

unimproved ☐

This is improved ☑ property, known as 137 Lakebrink Drive, 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 the 25 day of February, 2010.

Jeramie L. Ritchie

Mary K. Ritchie

STATE OF TENNESSEE

COUNTY OF Shelby

On this 25 day of February, 2010, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jeramie L. Ritchie and Mary K. Ritchie**,* with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

* husband and wife

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
11-15-10

Saravari Patel
Notary Public,

SARAVARI PATEL
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF SHELBY