Davidson County	DEEDWARR
Recvd: 05/28/10 12:58	3 pgs
Fees:18.00 Taxes:962.00	
20100528-0041385	

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
10-0211

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE , WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 260,000.00

Tracey Perry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th MAY, 2010.

Notary Public
Commission Expires: 2/29/2012

JOSHUA A. TERRY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN. My Comm. Expires Feb. 20, 2012

ADDRESS OF NEW OWNER:
Coleman Price Ritchie
6088 Brentwood Chase Drive
Brentwood, TN 37027

SEND TAX BILLS TO:
INTRUST BANK, N.A.
105 N. MAIN ST.
WICHITA, KS 67202

MAP & PARCEL
160-16-0B-033.00CO

WARRANTY DEED

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, I/WE,

Neal Faught and wife, Jennifer Faught

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Coleman Price Ritchie and Jamie Marie Lang Ritchie, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Williamson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 33, Revision One, Section One, Brentwood Chase, as shown on the plat of record in Plat Book 9700, Page 936-941, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Neal Faught, unmarried, by Warranty Deed, from Richard M. Tatum, Jr., and wife, Laura Suzanne Tatum, of record in Instrument No. 20071106-0130863, Register's Office for Davidson County, Tennessee, dated October 30, 2007 and recorded November 6, 2007. Deed of Correction recorded in Instrument No. 20100528-0041384, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 6088 Brentwood Chase Drive, Brentwood, TN 37027

The GRANTOR makes no representation or warranty of any kind whatsoever regarding the condition, merchantability, use, or any other matter involving the land or any improvements conveyed herein, except as to title and then only as expressly set forth herein, the Grantee acquires said land and improvements in an "AS IS" condition.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this 28 **day of** May **, 2010.**

Neal Faught

Jennifer Faught

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Neal Faught + Jennifer Faught, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/~~they~~ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 28th day of May , 2010 .

Notary Public

Commission Expires: 2/20/2012

JOSHUA A. TERRY
NOTARY PUBLIC AT LARGE
My Comm. Expires Feb. 20, 2012
WILLIAMSON COUNTY, TENN.

I, Jeanne Burton Gregory, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Jeanne Burton Gregory, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 9/3/2012

Notary's Seal

