WARRANTY DEED



STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $92,500.00.

Bettie Wilson
Affiant

Subscribed and sworn to me on January 26, 2011.

NOTARY PUBLIC

My Commission Expires: 9/9/2014

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford, Community Title Company LLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

Davidson County DEEDWARR
Recvd: 01/28/11 10:11 6 pgs
Fees:33.00 Taxes:342.25
20110128-0007750

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Bettie Wilson 102 McMurray Circle Nashville, TN 37211	SAME	147-16-0 A 002.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Jessica Daniels, married, Jaimee Ridley, unmarried, and Jeffery Ridley, unmarried, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Bettie Wilson, a single woman, hereinafter called **"GRANTEE,"** her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 2 on the plan of McMurray Court, a PUD of record in Plat Book 6250, page 230, and amended in Book 6606, page 144, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Robert J. Ridley, unmarried, by Warranty Deed from Lori A. Bland, unmarried, dated September 25, 2009 and recorded in Instrument No. 20090930-0090820, said Register's Office. The said Robert J. Ridley died intestate on January 4, 2010, leaving Jessica Daniels, Jaimee Ridley, and Jeffery Ridley as his only surviving heirs. His estate was probated in the Chancery Court of Marion County, Tennessee, Case No. P7-227.

The conveyance of the above-described parcel of land is subject to the following:

1. 2011 Davidson County and subsequent taxes are assumed by the Grantee; and
2. The Plan of record in Plat Book 6250, page 230 and Book 6606, page 144, Register's Office for Davidson County, Tennessee; and
3. Restrictive covenants contained in an instrument of record in Book 6446, page 539, amended in Book 6481, page 849, Book 7325, page 261, Book 7338, page 23, Book 8631, page 849 and Instrument No. 20071001-0116683, said Register's Office; and
4. Charter for Homeowner's Association of record in Book 6468, page 196 and amended in Book 7529, page 439, Book 7866, page 384 and Book 8327, page 493, said Register's Office; and
5. Quitclaim Deed to Homeowner's Association of record in Book 6481, page 851, said Register's Office; and
6. Storm Water Detention Agreement of record in Book 6450, page 955, said Register's Office; and
7. By Laws of record in Instrument No. 20071001-0116682, said Register's Office; and
8. Subject to rights of others in and to common areas/elements; and
9. Subject to lien for special assessments contained in Declaration of Covenants, Conditions and Restrictions/Master Deed; and
10. Subject to HOA dues - if any; and
11. Subject to the flow of any stream across the subject property; and
12. Any and all visible easements lying on or across the property; and
13. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 102 McMurray Circle, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her successors 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 on January 26, 2011.

Jessica Daniels

Jessica Daniels

STATE OF MO **, COUNTY OF** ST LOUIS

On January 26, 2011, before me personally appeared Jessica Daniels, to me known (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 he executed the same as his free act and deed.

Witness my hand and official seal on January 26, 2011.

Brian J. Lunt

NOTARY PUBLIC

My Commission Expires: _____

BRIAN J. LUNT
Notary Public - Notary Seal
STATE OF MISSOURI
St. Louis County
My Commission Expires: Mar. 9, 2012
Commission # 08385774

Jaimee Ridley

STATE OF MO **, COUNTY OF** ST LOUIS

On January 26, 2011, before me personally appeared Jamie Ridley to me known (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 he executed the same as his free act and deed.

Witness my hand and official seal on January 26, 2011.

NOTARY PUBLIC

My Commission Expires: _____

BRIAN J. LUNT
Notary Public - Notary Seal
STATE OF MISSOURI
St. Louis County
My Commission Expires: Mar. 9, 2012
Commission # 08385774

Jeffery Ridley

STATE OF MO **, COUNTY OF** ST LOUIS

On January _____, 2011, before me personally appeared Jeff Ridley, to me known (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 he executed the same as his free act and deed.

Witness my hand and official seal on January 26, 2011.

NOTARY PUBLIC

My Commission Expires: _____

BRIAN J. LUNT
Notary Public - Notary Seal
STATE OF MISSOURI
St. Louis County
My Commission Expires: Mar. 9, 2012
Commission # 08386774

Certificate of Authenticity

I, John Cobb Rochford, 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 according to law.

John Cobb Rochford
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Tara Steward, a notary public for this county and state, John Cobb Rochford who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Tara Steward
Notary's Signature

My Commission Expires: 8/23/11.

TARA STEWARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY