WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $156,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of April, 2011

Notary Public

MY COMMISSION EXPIRES: 5/20/14

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 450 St. Andrews Drive, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin Whitmore and Thomas Leahy	FIFTH THIRD MORTGAGE	
(NAME)	(NAME)	
587 Huntington Parkway	5001 KINGSLEY DR	161110071OO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	CINCINNATI, OH 45227	
(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, I/WE, **Jared James-Robert Ribble, married**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Kevin Whitmore, unmarried and Thomas Leahy, unmarried, tenants in common with right of survivorship** 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. 379 of the Plan of Section Three, Huntington Park, of record in Plat Book 4460, page 68, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jared J. Ribble, Reid J. Ribble, and Amber M. Johnson by deed from Robert J. Johann and wife, Margaret J. Johann, filed for record on 6/27/01 in Instrument No. 200106270068311, Register's Office of Davidson County, Tennessee. Reid J. Ribble conveyed his interest in subject property to Jared J. Ribble and Amber M. Ribble (formerly Johnson) by quitclaim deed filed for record on 8/9/04 in Instrument No. 200408090095609, said Register's Office. Further, by quitclaim deed dated 9/24/07 of record in Instrument No. 200709260114993, said Register's Office, Amber Michelle Ribble conveyed her interest in subject property to Jared James-Robert Ribble.

Krystal Ribble, spouse of vested owner, joins in the execution of this instrument to convey any marital interest she may have in said property.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 587 Huntington Parkway, Nashville, TN 37211

BILL GARRETT, Davidson County
Trans:T20110026381 DEEDWARR
Recvd: 05/04/11 10:56 2 pgs
Fees:13.00 Taxes:579.05

20110504-0034147

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, has 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 **15th** day of **April, 2011**

Jared James-Robert Ribble

Krystal Ribble

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **Jared James-Robert Ribble**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **15th** day of **April, 2011**

Notary Public

My commission expires: 8.20.14

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Comm. Expires August 20, 2014

RETURN TO:
Rudy Title & Escrow
Cool Springs Office
1896 General George Patton Drive
Franklin,TN 37067