(1)

WARRANTY DEED

G-TKO-11-749

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00

Pam Vandergriff

Affiant

Subscribed and sworn to before me, this 29th DAY OF July, 2011.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

STATE TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES APRIL 14, 2012

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Warren P. Bullock	Same	
749 Georgetown Drive	(NAME)	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		115-3-103.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we GREGORY K. RITCHEY AND WIFE, JOANNE RITCHEY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto WARREN P. BULLOCK AND KAREN B. BACHELDER, TENANTS IN COMMON, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 5, PLAN OF CREST MEADE, SECTION I, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 2331, PAGE 153, AMENDED IN BOOK 4048, PAGE 621, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO GREGORY K. RITCHEY AND WIFE, JOANNE RITCHEY BY WARRANTY DEED FROM ROCHELLE S. OLNEY STACEY, EXECUTRIX, BENEFICIARY AND TRUSTEE UNDER THE WILL OF ROY H. OLNEY AND MILDRED VESTER HUGHES OLNEY, THE SURVIVING WIDOW OF ROY H. OLNEY, RECORDED ON THE 18TH DAY OF SEPTEMBER, 1995 IN DEED BOOK 9798, PAGE 228, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2011 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN BOOK 2331, PAGE 153, AMENDED IN BOOK 4048, PAGE 621 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 749 Georgetown Drive, Nashville, Tennessee 37205
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20110046643 DEEDWARR
Recvd: 08/01/11 14:29 2 pgs
Fees:13.00 Taxes:1239.50
20110801-0058922

Witness my/our hand(s) this 29th day of July, 2011.

Gregory K. Ritchey

JoAnne Ritchey

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gregory K. Ritchey and JoAnne Ritchey, the within named bargainor, 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, this the 29th day of July, 2011.

Notary Public

My Commission Expires: 10.16.11

(SEAL)

LAURA D. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903