BILL GARRETT, Davidson County
Trans:T20110072810 DEEDWARR
Recvd: 11/17/11 13:18 2 pgs
Fees:13.00 Taxes:173.90
20111117-0090054

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $47,000.00 Affiant Subscribed and sworn to before me, this the 16th day of November, 2011. Notary Public My commission expires: _____

ANGIE L. LAWLESS NOTARY PUBLIC STATE OF TENNESSEE EXP. SEPT. 21, 2014 DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Jason Ahlbrandt Martina Ahlbrandt	Jason Ahlbrandt Martina Ahlbrandt	Map: 083-08
2707 Eastland Ave.	2413 Barclay Drive	Parcel: 219.00
Nashville, TN 37206	Nashville, TN 37206	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DAVID L. RIDINGS, MARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JASON AHLBRANDT AND MARTINA AHLBRANDT, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 17 on the Plan of Rosewood Heights, Section 6, First Addition of record in Book 2330, page 172, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Shirley L. Ridings and David L. Ridings, unmarried persons by deed from Doris R. Kilzer, widow of record in Book 10368, page 231, Register's Office for Davidson County, Tennessee, dated February 28, 1997. The said Shirley L. Ridings having since died, leaving a Will recorded at Will Book 224, page 343, Probate Court of Davidson County, Tennessee, leaving her interest in subject property to David L. Ridings as to a 2/3 interest and Ted L. Ridings as to a 1/3 interest. The said Ted L. Ridings conveyed a 1/6 interest to David Ridings by Quitclaim Deed of record in Book 11302, page 334, Register's Office for Davidson County, Tennessee, dated January 19, 1999. And being the same property conveyed to David L. Ridings by Quitclaim Deed from Ted L. Ridings, as to his remainder interest, of record in Book 11502, page 340, Register's Office for Davidson County, Tennessee, dated May 24, 1999.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 2707 Eastland Ave., Nashville, TN 37206.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 16th day of November, 2011.

David L. Ridings

David L. Ridings

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named David L. Ridings, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 16th day of November, 2011.

ANGIE L. LAWLESS STATE OF TENNESSEE NOTARY PUBLIC SEPT. 9, 2014 DAVIDSON COUNTY

Notary Public

My Commission Expires:

Donna Julianne Ridings, spouse of David L. Ridings, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Donna Julianne Ridings by David L. Ridings as Attorney-In-Fact

Donna Julianne Ridings by David L. Ridings as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of November 2011, before me personally appeared David L. Ridings, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Donna Julianne Ridings as attorney-in-fact, and acknowledged that (s)he executed the same as the free act and deed of Donna Julianne Ridings.

Witness my hand and seal this the 16th day of November, 2011.

ANGIE L. LAWLESS STATE OF TENNESSEE NOTARY PUBLIC SEPT. 9, 2014 DAVIDSON COUNTY

Notary Public

My Commission Expires: