BILL GARRETT, Davidson County
Trans:T20110075448 DEEDWARR
Recvd: 11/30/11 14:28 2 pgs
Fees:13.00 Taxes:310.80
20111130-0093218

STATE OF TENNESSEE 18119
COUNTY OF ~~Davidson~~ Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $84,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF November, 2011.
Notary Public Ollie Mai Parsley 12.17.11
MY COMMISSION EXPIRES: ~~11/5/2014~~

CARLA JOHNSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 323 Emery Drive, Nashville, TN 37214-3113

NAME	ADDRESS
Address New Owner(s) as Follows: Michelle L. Reed	Send Tax Bills To: Guaranty Trust Company
(Name) 939 Patricia Drive	(Name) 316 Robert Rose Drive
(Street Address or Route Number) Nashville, TN 37217	(Street Address) Murfreesboro, TN 37129
(City) (State) (Zip)	(City) (State) (Zip)

Map-Parcel Number(s): 10709008100

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, James Winston Ridley, married
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Michelle L. Reed, an unmarried woman
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. 1 on the Plan of W. C. Ridley Subdivision being a Re-Subdivision of Lot No. 17 on the Map of Patricia Heights, Section One, of record in Book 5190, page 532, said Register's Office, to which plat reference is here made for a more complete and detailed description thereof.

BEING part of the same property conveyed to William C. Ridley, unmarried, by deed from Hallmark Construction Company, dated October 7, 1957, and filed of record in Book 2699, Page 491, Register's Office for Davidson County, Tennessee. The said William C. Ridley having since died. Pursuant to the Last Will and Testament of William C. Ridley, Probate No. 11P-454, Probate Court for Nashville, Davidson County, Tennessee, title is now vested in James Winston Ridley as sole heir. Quitclaim deed conveying title to James Winston Ridley filed at Instrument No. 20110826-0066250, said Register's Office. Correction of Quitclaim deed filed in Instrument No. 20111130-0093217, said Register's Office.

The above described property was inherited property and not the residence of the grantor.

This is improved property known as 939 Patricia Drive, 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, their heirs and assigns, forever; and we do covenant with the said GRANTEE 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, 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 his/her/their hand(s) this 29th day of November, 2011.

Seller
James Winston Ridley
James Winston Ridley

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Ollie Mai Parsley, a Notary Public within and for the State and County aforesaid, the within named James Winston Ridley, the bargainor(s), 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 Nashville, Tennessee, this 29th day of November, 2011.

My commission expires 11/ 5/2014.

Notary Public: Ollie Mai Parsley

OLLIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires Nov. 5, 2014

Return to:

FOUNDATION
TITLE AND ESCROW, LLC
450 Saint Andrews Dr., Ste. C
Murfreesboro, TN 37128

M-3141