BILL GARRETT, Davidson County
Trans:T20110079967 DEEDWARR
Recvd: 12/19/11 09:00 2 pgs
Fees:13.00 Taxes:588.30

20111219-0098454

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of December, 2011.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ELIZABETH L. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

File No.: ALW-11-632

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Micah S. Breedlove and Jaime L. Breedlove	SunTrust Mortgage, Inc.	075-08-0-083.00
(NAME)	(NAME)	
632 Atlanta Dr	1001 Semmes Avenue	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Richmond, VA 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, 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, **RICHARD V. RYKWALDER AND WIFE, CHERYL A. RYKWALDER**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and conveyed unto, **MICAH S. BREEDLOVE AND WIFE, JAIME L. BREEDLOVE**, 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 No. 372 on the Plan of Section Six, Tulip Grove, of record in Plat Book 4460, page 19, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Richard V. Rykwalder and wife, Cheryl A. Rykwalder by Warranty Deed from William N. Dodds, Jr. and wife, Rita P. Dodds, dated March 14, 1980, of record in Book 5578, page 687, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 632 Atlanta Dr, Hermitage, TN 37076
(House Number) (Street) (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 GRANTEES, 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.

Witness our hand(s) this 15th day of December, 2011.

Richard V. Rykwalder

Richard V. Rykwalder

Cheryl A. Rykwalder

Cheryl A. Rykwalder

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Richard V. Rykwalder and Cheryl A. Rykwalder, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th day of December, 2011.

Notary Public
My Commission Expires: August 23, 2014

AMY L. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615)515-7171