(1)

| THIS INSTRUMENT PREPARED BY:<br>**Mudter & Patterson**<br>**An Association of Attorneys**<br>**2000 Richard Jones Road**<br>**Suite 110**<br>**Nashville, Tennessee 37215**<br><br>**Record & Return To:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 30529-04-2012** | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br><br>The actual consideration or value, whichever is greater, for this transfer is: $323,000.00.<br><br>Robert G Ridner<br>Affiant<br><br>SIDWELL, BARRETT & WELCH, P.C.<br>121 1st Avenue South, Suite 200<br>Franklin, TN 37064<br><br>Subscribed and sworn to before me this 10th day of May, 2012.<br><br>BETH M. BROCK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.<br>My Commission Expires:<br><br>Beth M. Brock<br>Notary Public |
|---|---|

**RETURN TO**
~~Stewart Title Company~~
**121 First Avenue South, Suite 200**
**Franklin, TN 37064**
**File #** 01288-8023

My Commission Expires FEB. 19, 2013

# WARRANTY DEED

| **Address New Owner:** | **Send Tax Bills To:** | **Tax Information:** |
|---|---|---|
| Anand Mohan<br>Amy Mohan<br>1405 E. Riverwood Drive<br>Nashville, TN 37216 | Wells Fargo Bank, N.A.<br>2701 Wells Fargo Way<br>Minneapolis, MN 55467 | Map and Parcel No.:<br>062 130 00100 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert G. Ridner and wife, Sheila H. Ridner**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Anand Mohan, a married person, and Amy Mohan, a married person,** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1405 E. Riverwood Drive, Nashville, TN 37216

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

**IN WITNESS WHEREOF**, Grantor has executed this instrument on the 10th day of May, 2012.

Robert G Ridner
Robert G. Ridner

Sheila Ridner
Sheila Ridner

BILL GARRETT, Davidson County
Trans:T20120034882 DEEDWARR
Recvd: 05/11/12 09:42 2 pgs
Fees:13.00 Taxes:1195.10
20120511-0040900

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Robert G. Ridner and wife, Sheila Ridner**, 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, at office, this 10th day of May, 2012.

Beth M. Brock
Notary Public

My Commission Expires:

BETH M. BROCK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

My Commission Expires FEB. 19, 2013

# EXHIBIT "A"

Land in Davidson County, Tennessee, being the easterly 12 feet of Lot No. 2, the westerly 88 feet of Lot No. 3, and the easterly 100 feet of the westerly 248 feet of the southerly part of Lot No. 5 on the Map showing Subdivision of Lot No. 30 in Riverwood Subdivision, as of record in Book 843, page 28, Register's Office for said county, described as follows:

Beginning on the northerly margin of East Riverwood Avenue, formerly a 40 foot unnamed street at a point 136.75 feet west of the westerly margin of Brush Hill Road; thence with the northerly margin of said Avenue, westwardly 100 feet to a point, 12 feet west of the corner of Lot Nos. 2 and 3; thence northwardly and parallel with the line between said two lots, 185 feet to the southerly line of Lot No. 5, said point being the southeast corner of the property conveyed to A.D. Dumont and wife, by deed from C.W. Tuley, Trustee, of record in Book 1157, page 228, said Register's Office, continuing in the same direction and with the easterly line of said Dumont property 78 feet, in all 263 feet, to the southerly line of the property conveyed to Charles W. Jones, Jr. and wife, by deed from C.W. Tuley, Trustee, of record in Book 1151, page 331, said Register's Office; thence with the southerly line of said Jones' property eastwardly 100 feet to the northwest corner of the property conveyed to Helen Weems Smith by deed from C.W. Tuley, Trustee, of record in Book 1160, page 142, said Register's Office; thence with said Smith's westerly line, southwardly 77 feet, more or less, to the northerly line of Lot No. 3, continuing in the same direction 185 feet, in all 262 feet, more or less, to the beginning.

Being the same property conveyed to Robert G. Ridner and wife, Sheila H. Ridner, by deed dated November 25, 1992, from William C. Seeley and wife, Dianne M. Seeley, of record in Book 8801, page 748, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. All matters appearing on the Plan of record as Book 843, page 28, Register's Office for Davidson County, Tennessee.