RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5409 Maryland Way
Suite 130
Brentwood, Tennessee 37027
File No.: TN121530

BILL GARRETT, Davidson County
Trans:T20120042236 DEEDWARR
Recvd: 06/07/12 14:36 2 pgs
Fees:13.00 Taxes:555.00
20120607-0049944

WARRANTY DEED

ARTRINNA D. MINNIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 7, 2014

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of May, 2012.

NOTARY PUBLIC

My commission expires: 7-7-2014

THIS INSTRUMENT PREPARERD BY:
Limestone Title and Escrow, LLC, 5409 Maryland Way, Suite 130, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nathan Stone 604 South 11th Street Nashville, TN 37206	Same address as new owner	094-010-006.00

FOR AND IN CONSIDERATION of the sum of One Hundred Fifty Thousand and 00/100 Dollars ($150,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **DONALD H. RIDGE III, MARRIED,** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **NATHAN STONE, AN UNMARRIED MAN,** hereinafter called the Grantee, his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot(s) No. 38, as shown on the map entitled the Plan of Hobson's Addition of Edgefield, of record in Plat Book 1, page 57, Chancery Court of Nashville, and of record in Book 21, page 72, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Donald H. Ridge, III, by Quitclaim Deed from CDR Investments, LLC, dated 9/14/2011, recorded 10/12/2011, of record in Instrument No. 20111012-0079348, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown on plat of record in Plat Book 1, page 57, Chancery Court of Nashville and of record in Book 21, page 72; Register's Office for Davidson County, Tennessee; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known and designated as 604 South 11th Street, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, his heirs and assigns, forever.

The undersigned covenant with the said Grantee that he is lawfully seized and possessed of said real estate; that he has a good right to convey the same; and that it is unencumbered except by lien of the 2012 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee.

The undersigned further covenant and bind himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

WITNESS MY HAND, this the 25th day of May, 2012.

DONALD H. RIDGE III

STATE OF KENTUCKY
COUNTY OF Jefferson

Personally appeared before me, a Notary Public, Donald H. Ridge III, 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 seal, this the 25th day of May, 2012.

Notary Public

James Wood
Printed Notary Name

My commission expires: 5-27-15

NOTARY PUBLIC SEAL STATE AT LARGE KY