WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120061883 DEEDWARR
Recvd: 08/20/12 10:23 3 pgs
Fees:18.00 Taxes:266.40

20120820-0074386

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $72,000.00

Heather Risley
Affiant

KATHY SNIDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAY 20, 2014

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF AUGUST, 2012.

Kathy Snider
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larissa Lentile	SAME	Map 133-6
(NAME)	(NAME)	Parcel 111
3617 Sabre Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **SHERYL LINET RITTER, SUCCESSOR TRUSTEE OF THE RITTER TRUST DATED APRIL 11, 2003**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LARISSA LENTILE**, 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. 24 on the Plan of Patterson Gardens, of record in Plat Book 2083, page 114, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to The Ritter Trust, dated April 11, 2003, Margie J. Ritter, Trustors and/or Trustees by Quitclaim Deed from Margie J. Ritter, of record in Instrument No. 20031008-0149514, said Register's Office. Margie J. Ritter has since died. Sheryl Linet Ritter is the Successor Trustee under the Trust Agreement for The Ritter Trust.

This conveyance is subject to (a) 2012 real property taxes; and (b) all matters appearing on the plan of record in Book 2083, page 114, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 3617 Sabre Drive, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (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 GRANTEES 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 GRANTEES, 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 my hand this 15th day of August, 2012.

Sheryl Linet Ritter, Successor Trustee

Sheryl Linet Ritter, Successor Trustee

STATE OF CALIFORNIA

COUNTY OF _____

Personally appeared before me, the undersigned notary public, Sheryl Linet Ritter, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is Successor Trustee of The Ritter Trust Dated April 11, 2003, and who further acknowledged that she is authorized by said Trust Agreement to execute the within instrument as Successor Trustee of said Trust

Witness my hand and official seal at _____, California, this _____ day of August, 2012.
(city)

Commission expires:

_____
Notary Public

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of CALIFORNIA

County of Los Angeles

On 15 Aug 2012 **before me,** Brenda Wayne – **, Notary Public,**
(Name & Title of Notary – "Mary Smith, Notary Public)

personally appeared Sheryl Linet Ritter ,

BRENDA WAYNE
Commission # 1861140
Notary Public -- California
Los Angeles County
My Comm. Expires Aug 14, 2013

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person (s), or the entity upon behalf of which the person (s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

Brenda Wayne
Signature of Notary Public

DESCRIPTION of ATTACHED DOCUMENT

Title or Type of Document: Warranty Deed

Document Date: 8·15·12 **Number of Pages:** 1

Signer (s) Other Than Named Above: _____

Capacity Claimed by Signer	Capacity Claimed by
☐ Individual	☐ Individual
☐ Corporate Officer – Title (s)_____	☐ Corporate Officer – Title (s)_____
☐ Partner - ☐ Limited ☐ General	☐ Partner - ☐ Limited ☐ General
☐ Guardian or Conservator	☐ Guardian or Conservator
☐ Attorney-in-Fact	☐ Attorney-in-Fact
☐ Trustee	☐ Trustee
☐ Other: _____	☐ Other: _____
[Right Thumbprint]	[Right Thumbprint]
Signer is representing: _____	**Signer is representing:** _____