This Instrument prepared by
and after recording return to:
G. Miller Hogan, II, Esq.
FARRIS MATHEWS BOBANGO, PLC
618 CHURCH STREET, SUITE 300
NASHVILLE, TN 37219

BILL GARRETT, Davidson County
Trans:T20120062525 DEEDWARR
Recvd: 08/21/12 15:20 2 pgs
Fees:13.00 Taxes:1702.00
20120821-0075158

WARRANTY DEED

Address of new owner as follows:	Send tax bills to:	Map-Parcel No.
John W. Ridley and wife, **Carolyn M. Ridley** **2004 Lombardy Avenue, Unit B** **Nashville, TN 37215**	**Same**	**117-07-0L-003**

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Know all men by these presents that, **Charles B. Welch, Jr.** a single person (the "Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantor, in hand paid by **John W. Ridley and wife, Carolyn M. Ridley** (collectively, the "Grantees"), the receipt and sufficiency of which is hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY, unto the Grantees, that certain tract or parcel of real property situated in Davidson County, Tennessee, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantor in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

> Land in Davidson County, Tennessee, being Unit "B" as shown on Exhibit to Master Deed of Lombardy Avenue Condominiums, as set out in Instrument No. 20020415-0046522, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to CHARLES B. WELCH, JR., by deed from ROBERT N. POSS and wife, ALISON O. POSS, of record as Instrument NO. 20030620-0085813, dated June 20, 2003, said Register's Office.

This is improved property commonly known as: **2004 Lombardy Avenue, Unit B, Nashville, Tennessee 37215.**

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat and including, but not limited to: (a) matters shown on the Plan of record as Instrument No. 20001115-0113383, amended in Instrument No. 20010523-0053208, said Register's Office and (b) Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in Master Deed of record as Instrument No. 20020415-0046522, said Register's Office.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantees, their heirs, successors and assigns, forever.

The Grantor, for himself and his heirs, successors and assigns covenants with the Grantees that Grantor is lawfully seized of a good, absolute and indivisible estate in fee simple to the Property; that the Grantor has good right and lawful authority to sell and convey the Property; that the Grantor has committed no act to encumber the Property; and that the Grantees shall have quiet possession of the Property; and the Grantor does hereby bind himself and his heirs, successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto the Grantees and their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this Warranty Deed is executed by the Grantor as of the 16th day of August, 2012.

Charles B. Welch, Jr.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **Charles B. Welch, Jr.** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office on this the 16th day of August, 2012.

Notary Public

KIMBERLY P. HURST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires March 3, 2015

My commission expires: 3-3-15

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer of this property, whichever is greater is $460,000.00.

Affiant

Sworn to and subscribed before me
on the 16th day of August, 2012.

Notary Public
My Commission Expires

KIMBERLY P. HURST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires March 3, 2015