WARRANTY DEED

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-21-2016

R-VRES-12-748

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,100.00

Affiant

Subscribed and sworn to before me this 31st DAY OF October, 2012.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jessica R. Priddy	Jessica R. Priddy	
748 Fox Ridge Drive (ADDRESS)	748 Fox Ridge Drive (NAME) (ADDRESS)	
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	160-14C-048.00CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we CHANDLER SCOTT GANICK, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JESSICA R. PRIDDY, UNMARRIED, 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 UNIT NO. 748 ON THE PLAN OF BRENTWOOD TRACE CONDOMINIUMS, SECTION II, OF RECORD IN PLAT BOOK 5200, PAGES 376 AND 377, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO CHANDLER SCOTT GANICK BY DEED FROM TISA ZIMMERMAN SAVINO, MARRIED FKA TISA L. ZIMMERMAN OF RECORD IN INSTRUMENT NO. 20090813-0076240, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED AUGUST 7, 2009.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAT BOOK 5200, PAGES 376 AND 377; BOOK 5818, PAGE 915; BOOK 5818, PAGE 925; BOOK 5868, PAGE 70; BOOK 5818, PAGE 949; BOOK 5878, PAGE 461, BOOK 5878, PAGE 489, BOOK 6122, PAGE 419, BOOK 6122, PAGE 421; BOOK 5155, PAGE 164 AND BOOK 5155, PAGE 169; BOOK 5861, PAGE 411; BOOK 4460, PAGE 110 AND BOOK 4831, PAGE 125; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

THE SAID NIKI GANICK JOINS HEREIN TO CONVEY ANY AND ALL MARITAL INTEREST SHE MAY HAVE IN THE SUBJECT PROPERTY.

unimproved ( )
This is improved (X) property, known as 748 Fox Ridge Drive, Brentwood, Tennessee 37027
(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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20120083868 DEEDWARR
Recvd: 11/02/12 13:37 2 pgs
Fees:13.00 Taxes:462.87
20121102-0101155

Witness my/our hand(s) this 31st day of October, 2012.

Chandler Scott Ganick

Niki Ganick

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Chandler Scott Ganick and Niki Ganick, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st day of October, 2012.

Notary Public

My Commission Expires: 5-2014

(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903