Return to: Bridgehouse Title
342 Cool Springs Blvd. Ste. 202
Franklin, TN 37067

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is $525,000.00. Coreen Newcomb Affiant Subscribed and sworn to before me, this the 30th day of October, 2012. Notary Public My commission expires: _____ (AFFIX SEAL)

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-12-2016

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Splitting Aces, LLC	New owner	**Map 103-07-0 Parcel 102-00**
3813 Hilldale Dr.		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Irene Ritter, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Splitting Aces, LLC, a Tennessee limited liability company

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. 23 and the westerly half of Lot No. 24 on the Map of Sharber's Harding Place Subdivision, not of record, and described according to a survey made by John Kohl, Surveyor, July 10, 1968, as follows:

BEGINNING at a point in the southerly margin of Trimble Road, 1220.9 feet, more or less, east of the southeaserly corner of the intersection of Lynnwood Boulevard and Trimble Road; thence southwardly alng the line between Lot Nos. 22 and 23, 354 feet to a point, being the common corner of Lots Nos. 14, 15, 22 and 23; thence eastwardly 150 feet to a point, thence northwardly 358.5 feet to a point in the southerly margin of Trimble Road; thence westwardly along the southerly margin of said road 150 feet to the beginning.

BEING all of the same property conveyed to Irene Ritter, a married person by Installment Deed dated Junly 24, 2003 from John W. Drury of record in Instrument No. 20030724-0103896, re-recorde in Instrument No. 20030730-0107693, Register's Office of Davidson County Tennessee.

IRENE Gene Ritter and Robert Murray Odear divorced in 2006, by Final Order of record in Docket No. 05D-1827, Circuit Court for said County.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BILL GARRETT, Davidson County
Trans:T20120084229 DEEDWARR
Recvd: 11/05/12 10:41 2 pgs
Fees:13.00 Taxes:1942.50
20121105-0101562

This is improved (__X__) Unimproved (____) property, known as **3823 Trimble Rd., Nashville, TN 37215**

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 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/our hand(s) this **30th** day of **October, 2012.**

Irene Ritter

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Irene Ritter,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **30th** day of **October, 2012.**

Notary Public

My Commission Expires: 2/24/13

JOHN COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.