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|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**2002 Richard Jones Rd**<br>**Suite 203A**<br>**Nashville, Tennessee 37215**<br><br>**CRT File No. 12102218** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is geater, for this transfer is: $545,500.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this15th day of November, 2012.<br><br>Notary Public<br>My Commission Expires: March 8, 2016 |

BOX 50-B
PREPARED BY: TITLE & ESCROW CORP
BANKERS TRUST
3310 WEST END AVE.
NASHVILLE TN 37203
RETURN TO: BOX 50-B

PRISCILLA C. URBANEK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

# WARRANTY DEED

| | | |
|---|---|---|
| Address New Owner:<br>Adam Shifrin and Paula Torch<br>4213 Kirtland Rd Unit A<br>Nashville TN 37215 | Send Tax Bills To:<br>~~New Owner~~ Pinnacle Bank<br>150 3rd Ave So., Ste 900<br>Nashville TN 37201 | Tax Information:<br>Tax Parcel ID No.<br>131-2Y-1.00 CO |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Courtney W. Ridner and wife, Staci D. Ridner** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Adam Shifrin, an unmarried man and Paula Torch, an unmarried woman, as joint tenants with the right of survivorship** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium unit in Davidson County, Tennessee, Being Unit No. A on the Horizontal Property Regime for Kirtland Road Townhomes as set out in the Master Deed of record as Instrument No. 20090122-0005491, Register's Office for Davidson County, Tennessee, to all of which is hereby made for a more complete description together with a undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed by Special Warranty Deed from First State Bank to Courtney W. Ridner and wife, Staci D. Ridner as recorded on the 26th day of May, 2010 in Instrument No. 20100526-0040678; Substitute Trustee's Deed from David G. Mangum, Substitute Trustee to First State Bank as recorded on the 1st day of December, 2009 in Instrument No. 20091201-0109742; part of Quitclaim Deed from Tonya Esquibel and Daniel Esquibel, married to Kirtland Partners, LLC, a Tennessee Limited Liability Company as recorded on the 22nd day of January, 2009 in Instrument No. 20090122-0005490 and part of Deed from Karen Rose Gonzales, an unmarried woman to Tonya Esquibel and husband, Daniel Esquibel as recorded on the 30th day of December, 2004 in Instrument No. 20041230-0154789, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Charter of Kirtland Road Townhomes Homeowner's Association, Inc. recorded at Instrument No. 20090122-0005489.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the

BILL GARRETT, Davidson County
Trans:T20120088581 DEEDWARR
Recvd: 11/20/12 09:08 2 pgs
Fees:13.00 Taxes:2018.35
20121120-0106835

Master Deed establishing KIRTLAND ROAD TOWNHOMES of record in Instrument No. 20090122-0005491; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Sanitary Sewers and/or Storm Drainage Easement to Metro recorded in Book 3921, Page 459.

This is improved property located at 4213 Kirtland Rd Unit A Nashville TN 37215.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this _____ day of November, 2012.

Courtney W. Ridner by Staci D. Ridner, his attorney-in-fact

Staci D. Ridner

STATE OF TENNESSEE )
COUNTY OF Hamilton )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Staci D. Ridner**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14 day of November, 2012.

Notary Public

My Commission Expires: 3-20-13

JOYCE ANNE GILBERT STATE OF TENNESSEE NOTARY PUBLIC HAMILTON COUNTY

STATE OF TENNESSEE )
COUNTY OF Hamilton )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Staci D. Ridner,** 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 the **Attorney-in-fact for Courtney W. Ridner,** the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 14 day of November, 2012.

Notary Public

My Commission Expires: 3-20-13

JOYCE ANNE GILBERT STATE OF TENNESSEE NOTARY PUBLIC HAMILTON COUNTY