File No. 130244

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF APRIL, 2013.

Notary Public

MY COMMISSION EXPIRES: 1-9-16

(AFFIX SEAL)

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy M. Ruffin, Sr.	Avenue Bank	033-04-0B-013.00 CO
(NAME)	(NAME)	
207 Dry Creek Pointe Court	111 10th Avenue South	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, WE, Amber Campbell Wolfington and husband, Kris Wolfington, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Timothy M. Ruffin, Sr. and Trinikka Y. Ruffin, husband and wife, 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. 13 on the Plan of Dry Creek Pointe, Section One, as of record in Book 7900, Page 737, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Amber L. Campbell (nka Amber Campbell Wolfington) by Deed from Danielle Dubetz and Marcia Millican, dated June 28, 2010, and recorded July 6, 2010, in Instrument No. 20100706-0052442, Register's Office for Davidson County, Tennessee.

Amber L. Campbell and Amber Campbell Wolfington are one and the same person.

Kris Wolfington, spouse of Amber Campbell Wolfington, joins in this conveyance for the express purpose of conveying any and all of his right, title and interest, including all marital and homestead rights in and unto the within described property, to the named Grantee(s). Subject to the plan of record in Plat Book 7900, page 737, said Register's Office.

Declaration of Restrictions for Dry Creek Pointe of record in Book 9863, page 153, said Register's Office.

By-Laws of Dry Creek Pointe Homeowners Association of record in Book 9863, page 160, said Register's Office.

Amendment to By-Laws of Dry Creek Point Homeowners Association of record in Instrument No. 200007180070540, said Register's Office.

Deed of Dedication for Water Lines of record in Book 9417, page 843, said Register's Office.

Easement of record in Book 9417, page 846, said Register's Office.

BILL GARRETT, Davidson County
Trans:T20130032269 DEEDWARR
Recvd: 04/19/13 09:47 2 pgs
Fees:13.00 Taxes:562.40

20130419-0039056

File No. 130244

unimproved ☐

This is improved ☒ property, known as 207 Dry Creek Pointe Court, Goodlettsville, TN 37072

(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 our hands this 18th day of April, 2013.

Amber Campbell Wolfington

Kris Wolfington

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Amber Campbell Wolfington and husband, Kris Wolfington, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of April, 2013.

Commission expires:

JANET L. ADAMS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 01-28-2016

Notary Public