Return to:
Advantage Title And Escrow, Inc.
3325 Aspen Grove Dr., Ste 104
Franklin, TN 37067
Tk# 7203

BILL GARRETT, Davidson County
Trans: T20130069527 DEEDWARR
Recvd: 08/13/13 11:15 2 pgs
Fees: 13.00 Taxes: 591.63
20130813-0084875

18836
THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

WARRANTY DEED

Address New Owner(s):
Roderick L. Ridley
131 Ivy Hill Lane
Goodlettsville, TN 37072

Send Tax Bills to:
Peoples Home Equity
150 N Seven Oaks
Knoxville Tn 37922

Map/Parcel: 033030B13200CO

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, I/we, **Stephanie Fretham and John Fretham, wife and husband**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Roderick L. Ridley, unmarried, hereinafter called the Grantee(s), his successors 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 120, DRY CREEK FARMS, Phase 3, as shown on plat of record in Instrument No. 20070221-0021236, corrected at Instrument No. 20070411-0043542, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Stephanie Fretham and John Fretham by Warranty Deed from Kelley G. Sigmund n/k/a Kelley Dodd and husband, Shane Dodd, dated November 15, 2012, and filed in Instrument No. 20101117-0092130, said Register's Office.

This conveyance is subject to all restrictions, easements and setback lines of record.

This is improved property known as: 131 Ivy Hill Lane, Goodlettsville, TN 37072

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 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 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) as on the date shown on the Notary Public form.

Stephanie Fretham

John Fretham

STATE OF ~~IOWA~~ WISCONSIN :
COUNTY OF LA CROSSE :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Stephanie Fretham and John Fretham**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24TH day of July, 2013.

Notary Public

My Commission Expires: 4/13/2014

NOTARY PUBLIC
JARED HAACK
STATE OF WISCONSIN

STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $159,900.00.

Affiant

Subscribed and sworn to before me, this 26th day of July, 2013.

Notary Public

KIMBRA R. ROUSH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 9, 2016