Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

BILL GARRETT, Davidson County
Trans:T20130071501 DEEDWARR
Recvd: 08/19/13 15:24 2 pgs
Fees:13.00 Taxes:1268.73
20130819-0087215

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $342,900.00

Affiant

Subscribed and sworn to before me, this 14 day of August 2013.

Notary Public
My commission expires: _____

Address of New Owner:	Send Tax Bills to:	Tax Information
Omari A. Ruffin 7157 Holt Run Dr Nashville TN 37211-0000	New Owner	180020A00700CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Roger D. Platt and Patricia Platt, husband and wife hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Omari A. Ruffin and Patience A. Ruffin, husband and wife hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

being Lot No. 95 on the Plan of The Ridge at Stone Creek, Section 1, a Planned Unit Development, as of record in Instrument No. 20031027-0157621, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Roger D. Platt and Patricia Platt, husband and wife by deed from Gerard M. Hayden Jr., of record in Instrument No. 20091030-0100218, Registers Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2013 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of The Ridge at Stone Creek, Section 1 of record in Plat Instrument No. 20031027-0157621, Register's Office for County, Tennessee 3) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Book 10324 page 365 and amended in Instrument No. 20010719-0076875, and made applicable to The Ridge at Stone Creek in Instrument No. 20020722-0087705 and in any allied instruments(s) referred to in said restrictions. 3) Charter of Stone Creek Park Homeowner's Association of record in Book 10324 Page 358 4) Bylaws for Stone Creek Park Homeowners Association of record in Book 10324 Page 405

This property is improved property known as 7157 Holt Run Dr, Nashville, Tennessee 37211-0000

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 14 day of August, 2013.

Roger D. Platt

Patricia Platt

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Roger D. Platt and Patricia Platt, the bargainor(s), 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 at Brentwood, Tennessee, this 14th day of August, 2013.

Notary Public

My Commission expires: 2/23/15

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

FILE NO: 07822