WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130074165 DEEDWARR
Recvd: 08/27/13 14:31 2 pgs
Fees:13.00 Taxes:887.63

20130827-0090474

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,900.00

Erica Rachael Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of August, 2013.

Notary Public

MY COMMISSION EXPIRES: 10-18-16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Erica Rachael Johnson	NEW OWNER	141-15-0B-024000
(NAME) 609 River Ridge Court	(NAME) Franklin American Mortgage Co 501 Corporate Centre Dr #400	
(ADDRESS) Nashville, TN 37221-3314	(ADDRESS) Franklin TN 37067	141-15-0B-024000
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Barbara Ambrose and John Ambrose, III , wife and husband**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Erica Rachael Johnson and Jennifer Michelle Mason, tenants in common, with right of survivorship**, hereinafter called the GRANTEE(S), their heirs and/or 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. 292 on the Final Master Development Plan, Re-subdivision of Lots 290 thru 295, Rolling River Estates, Section Two, as of record in Plat Book 5210, Page 180, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Barbara Ambrose and John Ambrose, III, wife and husband by Deed from Eric Sox, dated 03/26/2013 and filed for record on 04/02/2013 in Instrument 201304020032335, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

All matters as set forth per Plat Book 5210, Page 180, said Register's Office.
Declaration of Covenants, Conditions and Restrictions of record in Book 4892, Page 689, as amended of record in Book 5214, Page 933, said Register's Office.
By-Laws of record in Book 4892, Page 679, said Register's Office.
Charter of record in Book 4892, Page 671, said Register's Office. Charter Amendment of record in Book 8276, Page 552, said Register's Office.
Quitclaim Deed to the Homeowner's Association of record in Book 5689, Page 652, said Register's Office.
County of Davidson taxes for the year 2013 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 609 River Ridge Court, Nashville, TN 37221-3314
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 23 day of August, 2013.

Barbara Ambrose

John Ambrose, III

State of Tennessee
County of Williamson

Personally appeared before me Barbara Ambrose and John Ambrose, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 23rd day of August, 2013.

Notary Public
My Commission Expires: 9/23/13

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

