BILL GARRETT, Davidson County
Trans: T20130086027 DEEDWARR
Recvd: 10/04/13 12:08 2 pgs
Fees: 13.00 Taxes: 599.40

20131004-0104521

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25th day of **September**, 2013

Notary Public

MY COMMISSION EXPIRES: 8/29/2014
(AFFIX SEAL)

COUNTY OF WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
SUSAN L. HEINRICH

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd. Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John David and Margaret David	U.S. Bank National Association	163 07 0A 038.00CO
(NAME)	(NAME)	
1838 Wild Oaks Ct	P.O. Box 7298	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Springfield, OH, 45501	
(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, I/WE, **Ridgeview Properties, LLC**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **John David and Margaret David, 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. 38 on the Final Plat of Ridgeview UDO, Phase One, of record in Instrument No. 20080603-0056596, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being same property conveyed to Ridgeview Properties LLC, by deed from PNB Holding Co. 2, Inc. a Tennessee Corporation dated 10/12/12 and filed on 10/19/12 filed in Instrument No. 20121019-0096069, said Register's Office.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1838 Wild Oaks Ct, Antioch, TN 37013

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, has 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 **25th** day of **September, 2013**

Ridgeview Properties, LLC

BY:

David Leckrone, Assistant Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary in and for said County and State, personally appeared the within named David Leckrone, whom I am personally acquainted and who upon his/her/their oath acknowledged himself/herself/themselves to be the Assistant Chief Manager of Ridgeview Properties, LLC, and that he/she/they being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of Ridgeview Properties, LLC.

WITNESS my hand and official seal at office, Tennessee, this 25th day of September, 2013.

NOTARY

MY COMMISSION EXPIRES: 8/29/2014

STATE OF TENNESSEE NOTARY PUBLIC
SUSAN L. HEINRICH
COUNTY OF WILLIAMSON

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet. TN 37122