This instrument prepared by:
Martha Brooke Perry
BALTHROP, PERRY, NOE
NEWCOMB & MORGAN
An Association of Attorneys
102 Frey St., P. O. Box 82
Ashland City, TN 37015

BILL GARRETT, Davidson County
Trans:T20130087118 DEEDWARR
Recvd: 10/08/13 15:03 3 pgs
Fees:18.00 Taxes:362.60

20131008-0105787

Linda M. Ridge Estate

TO: Leigh Ann Cook

6611 Harpeth Head Ct
Pegram, TN 37143

MAP & PARCEL:
090-12-0-303.00

SEND TAX BILLS TO: SAME

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, we, Marty Greer, Executor, of the Estate of Linda M. Ridge, and Marty Greer, individually, Mark Ewing and Linn Ann Welch, Grantors herein; have bargained and sold and by these presents do convey unto Leigh Ann Cook, Grantee herein, her heirs, successors and assigns, the following described property:

> Land in Davidson County, Tennessee, being Lot(s) 2, as shown on the map entitled Foundry Heights, Section 1, of record in Plat Book 3600, page 16, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Said Lot No. 2 front 65 feet on the southerly margin of Futura Drive and runs back 120.2 feet on the northwesterly side and 120.1 feet on the easterly line to a dead line in the rear on which it measure 65 feet.
>
> BEING the same property conveyed to William B. Ridge, Jr., and wife, Linda M. Ridge by deed dated May 8, 1969 and recorded on May 9, 1969 at Book 4331, page 755, Register's Office of Davidson County, Tennessee. William B. Ridge died, vesting title solely in Linda M. Ridge as surviving tenant by the entirety. Linda M. Ridge then died, bequeathing her property to Marty Greer, Mark Ewing, and Linn Ann Welch, and authorizing her Personal Representative to sell her real property to ease in distribution to her named, heirs, Marty Greer, Mark Ewing, and Linn Ann Welch by the terms of her Last Will and Testament of record at Instrument No. 20131008-0105784, said Register's Office.
>
> This conveyance is subject to the lien of 2013 Davidson County property taxes which have been prorated and payment of which is assumed by grantee herein.
>
> This conveyance is also subject to all matters shown on the plan of record at Plat Book 3600, page 16, Register's Office of Davidson County, Tennessee, and to the Restrictive Covenants of record at Book 3578, page 493, said Register's Office.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantee, her heirs, successors and assigns forever. We do covenant with Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is unencumbered except as shown of record. We do further covenant and bind ourselves and our heirs and representatives to warrant and forever defend the title unto said real

property unto the Grantee, her heirs, successors and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, we have hereunto set our hands, this the 3rd day of October, 2013.

Marty Greer, Executor
Estate of Linda M. Ridge
Marty Greer, Executor

Mark Ewing by Marty Greer, AIF
Mark Ewing by
Marty Greer, Attorney in fact of record
At Instrument No. 20131008-0105786
Register's Office of Davidson Cty., TN

Linn Ann Welch by Marty Greer, AIF
Linn Ann Welch by
Marty Greer, Attorney in fact of record
At Instrument No. 20131008-0105785
Register's Office of Davidson Cty., TN

Marty Greer
Marty Greer

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Marty Greer, individually and as Executor of the Estate of Linda M. Ridge, the within named bargainor, 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, at office, this the 3rd day of October, 2013.

NOTARY PUBLIC

MARTHA BROOKE MARTIN STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

My commission expires: 7/25/17

STATE OF TENNESSEE
COUNTY OF CHEATHAM

On this the 3rd day of October, 2013, before me personally appeared Marty Greer, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Mark Ewing, and who acknowledged that he executed the same as the free act and deed of Mark Ewing.

NOTARY PUBLIC

MARTHA BROOKE MARTIN STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

My commission expires: 7/25/17

STATE OF TENNESSEE
COUNTY OF CHEATHAM

On this the 3rd day of October, 2013, before me personally appeared Marty Greer, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Linn Ann Welch, and who acknowledged that he executed the same as the free act and deed of Linn Ann Welch.

NOTARY PUBLIC

MARTHA BROOKE MARTIN STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

My commission expires: 7/25/17

STATE OF TENNESSEE
COUNTY OF CHEATHAM

. The actual consideration or value, whichever is greater, for this transfer is $98,000.00.

Leigh Ann Cook
Affiant

SWORN to and subscribed before me,

this the 3rd day of October, 2013.

Martha Brooke Martin
NOTARY PUBLIC

My commission expires: 7/25/17

MARTHA BROOKE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY