Return To:
McCann, Hubbard & Solomon
1804 Williamson Ct., Ste 201
Brentwood, TN 37027
615-377-3319

(1)

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $299,000.00

Affiant

Subscribed and sworn to before me, this 11th day of December, 2013.

Notary Public

My commission expires: 8/20/17

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Andrew J. Ritter **Kaneil Ritter**	**New Owner**	**Map\Parcel: 117-08-0-005.00**
2928 Primrose Circle		
Nashville, TN 37212		

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 ACKNOWLEDGE, WE,

Jenney Keaty, and Robert B. Keaty, II, wife and husband

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Andrew J. Ritter and Kaneil Ritter, 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 Number 11 on Block "B" on the Plan of Belmont Terrace Annex Number 4 of record in Book 974, Page 97, Register's Office for Davidson County.

Said Lot Number 11 of Block "B" fronts 40.0 feet on the southerly margin of Primrose Circle and extends back 138.4 feet on the easterly line and 116.3 feet on the westerly line to the right of way of the State of Tennessee, Department of Transportation, for highway purposes, in the rear, on which it measures 113.7 feet.

Included in the above description but generally excluded therefrom is that portion of the premises originally conveyed to the State of Tennessee for highway purposes by deed of record in Book 4758, Page 255, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jenney Springer, unmarried and Robert B. Keaty, II, unmarried, by Warranty Deed from Anna Blair Publow, married, of record in Instrument No. 20090717-0067373, dated July 15, 2009, Register's Office for Davidson County, Tennessee. Jenney Springer having since married and is now known as Jenney Keaty.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 974, page 97, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 1174, page 492 and Book 1191, page 223, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

BILL GARRETT, Davidson County
Trans:T20130106527 DEEDWARR
Recvd: 12/23/13 12:51 2 pgs
Fees:13.00 Taxes:1106.30

20131223-0129338

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as **2928 Primrose Circle, Nashville, TN 37212.**

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 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 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) this 11th day of December, 2013.

Jenney Keaty

Robert B. Keaty,II

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Jenney Keaty, and Robert B. Keaty,II, wife and husband , the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of December, 2013.

Notary Public

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 9-5-16

File #: **130833DH**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
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Brentwood, TN 37027