BILL GARRETT, Davidson County
Trans:T20130106768 DEEDWARR
Recvd: 12/26/13 08:52 2 pgs
Fees:13.00 Taxes:647.50

20131226-0129650

WARRANTY DEED

13-11-020

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS, $175,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17th day of December, 2013

Notary Public

My Commission Expires: 09/09/14 (AFFIX SEAL)

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN
My Comm. Expires May 5, 2015

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
Stephen A. Wood (NAME)	New Owner (NAME)	103-12-A
4200 West End Avenue #204 (ADDRESS)	(ADDRESS)	5.00 CO
Nashville, TN 37205 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($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, I/we, **Jerry L Ritt, Trustee of the Jerry L. Ritt Trust established November 12, 2007, by Jerry L. Ritt, Trustor and Sally Ritt, Trustee of the Sally Ritt Revocable Trust established October 21, 1999 and amended on November 12, 2007, by Sally Ritt, Trustor**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Stephen A. Wood married**, hereinafter called the Grantee(s), 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 Unit No. 204 along with parking space 36 on the Plan of Revision of Parcels (6) and (7) Harding House of record in Plat Book 4675, Page 60, revised in Plat Book 4860, page 82, Register's Office for said County, to which plan reference is hereby made for a complete description,, together with the appurtenant interest in the common elements of The Harding House, a condominium, a horizontal property regime established by Master Deed of Record in Book 4759, page 665, corrected in Book 4768, page 818, amended in Book 4979, page 944, Book 5572, page 142, as corrected in Book 5898, pages 767 and 769, said Register's Office.

BEING the same property conveyed to Jerry L. Ritt, an undivided 1/6th interest to, and to Sally Ritt, Trustee of The Sally Ritt Revocable Trust, an undivided 5/6th interest, as tenants in common by deed from David Kent Lindahl, unmarried, of record in Instrument No. 20040827-0104072, said Register's Office. Subsequently, Jerry L. Ritt having conveyed his interest to Jerry L. Ritt, Trustee of the Jerry L. Ritt Revocable Trust, established November 12, 2011, by deed of record in Instrument No., 20071211-0142763, said Register's Office..

THIS conveyance is subject to all provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Harding House Condominiums, of record aforementioned, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Being improved property known as: 4200 West End Avenue #204, Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever; and we do covenant with 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 successors 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 WHEREOF, their hands, this _____ day of December, 2013

Jerry L. Ritt, Trustee of the Jerry L. Ritt Trust, established November 12, 2007, by Jerry L. Ritt, Trustor

By: Jerry L. Ritt, Trustee
Jerry L. Ritt, Trustee/Trustor

Sally Ritt, Trustee of the Sally Ritt Revocable Trust, established October 21, 1991 and amended on November 12, 2007, by Sally Ritt, Trustor

By: Sally Ritt, Trustee
Sally Ritt Trustee/Trustor

STATE OF CA)
COUNTY OF Orange

BCT3 MIKE LEE COMM...1991621 NOTARY PUBLIC-CALIFORNIA ORANGE COUNTY My Term Exp. October 17, 2016 BCT3

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Jerry L. Ritt, with whom ~~I am personally acquainted~~ (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Trustee/Trustor of **The Jerry L. Ritt Trust, , established November 12, 2007, by Jerry L. Ritt, Trustor** the within named bargainor(s), and that he as such Trustee/Trustor, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust.

Witness my hand and official seal at Dana Point, CA this 19 day of December, 2013.

My Commission Expires: 10/17/2016

Notary Public

STATE OF CA)
COUNTY OF Orange

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Sally Ritt, with whom I am ~~personally acquainted~~ (or proved to me on the basis of satisfactory evidence), and who upon her oath acknowledged herself to be the Trustee/Trustor of **Trustee of the Sally Ritt Revocable Trust, established October 21, 1991 and amended on November 12, 2007, by Sally Ritt, Trustor** the within named bargainor(s), and that she as such Trustee/Trustor, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust.

Witness my hand and official seal at Dana Point, CA this 19 day of December, 2013.

My Commission Expires: 10/17/2016

Notary Public

BCT3 MIKE LEE COMM...1991621 NOTARY PUBLIC-CALIFORNIA ORANGE COUNTY My Term Exp. October 17, 2016 BCT3

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