BILL GARRETT, Davidson County
Trans:T20140030284 DEEDWARR
Recvd: 05/02/14 11:55 2 pgs
Fees:13.00 Taxes:610.13

20140502-0037389

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $ 164,900.00 Lisa Starr Deegler Affiant Subscribed and sworn to before me, this the 1st day of May, 2014. Notary Public My Commission Expires: 3/4/15 (Affix Seal)

WILLIAMSON COUNTY KIMBRA SPANN STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY:
DeKalb Title, LLC
210 East Public Square
Smithville, TN 37166

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mirabelle Stoedter (NAME)	Capital One (NAME)	142 05 0D 054.00
980 Todd Preis Drive (ADDRESS)	7933 Preston Rd (ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Plano, TX 75024 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Danielle Rickenbaker, married, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Mirabelle Stoedter, hereinafter called the Grantee, her 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, Unit No. L-406 of River Plantation Condominium Apartments, Section 4, as of record in Book 4860, Pages 17, 18, and 19, Register's Office for Davidson County, Tennessee, together with the Carport Designation as No. L-406-C as shown on said Plan, and appurtenant interest in the common elements of River Plantation, Section Four, all as described by the Master Deed Establishing Horizontal Property Regime of record in Book 4892, page 440, amended in Book 4956, page 756, amended in Instrument No. 20050128-0010626, and Instrument No. 20050602-0062760, Register's Office for Davidson County, Tennessee.

Being the same lands conveyed to Danielle Rickenbaker from Michael Rickenbaker and wife, Allison Rickenbaker by Quitclaim Deed dated March 5, 2014 and recorded March 6, 2014 in Instrument No. 20140306-0018792, Register's Office, Davidson County, Tennessee. Also see conveyance to Michael Rickenbaker and wife, Allison Rickenbaker from James G. Smith by Warranty Deed dated August 4, 2010 and recorded August 10, 2010 in Instrument No. 20100810-0063170, Register's Office, Davidson County, Tennessee.

DS

Darren Stavely joins in this conveyance for the purpose of conveying his marital interest in the above-described lands.

This is improved property known as: 980 Todd Preis Drive, Nashville, Tennessee 37221.

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, her heirs and assigns forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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.

IN WITNESS WHEREOF, the grantors have hereunto affixed their signatures on this the 30th day of April, 2014.

Danielle Rickenbaker

Darren Stavely

STATE OF TENNESSEE

COUNTY OF ~~DAVIDSON~~ WILLIAMSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named, Danielle Rickenbaker and husband, Darren Stavely, the bargainor, with whom I am personally acquanted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal this 30th day of April, 2014.

Notary Public

My Commission Expires: 11-6-2017

J WAYNE THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 6, 2017