WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140030597 DEEDWARR
Recvd: 05/05/14 09:31 2 pgs
Fees:13.00 Taxes:617.90

20140505-0037805

STATE OF TENNESSEE
COUNTY OF WILLAIMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of April, 2014.

Notary Public

MY COMMISSION EXPIRES: 9-5-2016

(AFFIX SEAL)

CHERYL VANCE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Danielle Rickenbaker	"New Owner"	142-09-0E-065.00 CO
(NAME)	(NAME)	
1266 General George Patton Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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 Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Jo K. House and wife, Nancy W. House, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Danielle Rickenbaker and husband, Darren Stavely, 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 Unit 1266 together with carport designated No. 1266-C on the Plan of Section Seven Phase One River Plantation Condominium Apartments of record in Plat Book 5200, Pages 705 and 706, amended in Book 6392, Page 321, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of River Plantation (Section Seven), a horizontal property regime established by Master Deed of record in Book 6226, Page 9, said Register's Office.

Being the same property conveyed to Jo K. House and wife, Nancy W. House by Warranty Deed from William E. Clark and wife, Sylvia L. Clark, Trustees and Successor Trustees thereto, u/a/d December 2, 1994, recorded on the 24th day of September, 2001 in Instrument No. 20010924-0103019, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 1266 General George Patton Road, Nashville, TN 37221

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, 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 our hands this 30th day of April, 2014.

Jo K. House

Nancy W. House

STATE OF TENNESSEE

COUNTY OF WILLAIMSON

On this 30th day of April, 2014, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jo K. House and Nancy W. House**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:

Notary Public,

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JAN. 27, 2015