RETURN TO

Greenvue Title & Escrow, LLC
2207 Crestmoor Road, Suite 101
Nashville, Tennessee 37215

# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140053189 DEEDWARR
Recvd: 07/23/14 11:20 2 pgs
Fees:13.00 Taxes:1416.73

20140723-0065383

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $382,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of July, 2014.

NOTARY PUBLIC
Notary Public
My Commission Expires
(AFFIX SEAL)
January 6, 2015

JACQUELINE G. BROWN
NOTARY PUBLIC
STATE OF TENNESSEE

MY COMMISSION EXPIRES: 1-6-15

**THIS INSTRUMENT WAS PREPARED BY:**
Greenvue Title & Escrow, LLC, 2207 Crestmoor Road, Suite 101, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Wesley G Ritchie | Same as New Owner | 105-09-0J-001.00 |
| (NAME) | (NAME) | |
| 2112 Rio Grande | | |
| (ADDRESS) | (ADDRESS) | |
| Austin, TX 78705 | | |
| (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, Jason M. Eads and Lauren M. Eads, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Wesley G. Ritchie, unmarried and Allison C. Ritchie, unmarried, 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 NUMBER 1 ON THE PLAN OF BELMONT CLOSE TOWN HOMES, SHOWN IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR BELMONT CLOSE TOWN HOMES OF RECORD IN INSTRUMENT NUMBER 20120928-0088601, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

Being the same property conveyed to JASON M. EADS AND LAUREN M. EADS, HUSBAND AND WIFE, by deed from BLUE SKY CONSTRUCTION, INC., of record in Instrument No. 20130326-0029487, dated March 21, 2013, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 1308 Wedgewood Ave., Nashville, TN 37212
(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. This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Witness our hands this 11th day of July, 2014.

Jason M. Eads

Lauren M. Eads

STATE OF TENNESSEE

COUNTY OF Davidson

On this , before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jason M. Eads and Lauren M. Eads**, 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 1-6-15

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
Jacqueline G. Brown
My Commission Expires
January 6, 2015
STATE OF TENNESSEE

Notary Public,