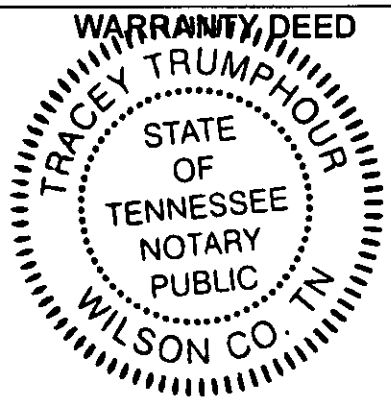
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of August, 2014.

Notary Public

MY COMMISSION EXPIRES: 8.14.17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lea S. Ridgway	SouthEast Bank	098060A10500CO
(NAME)	(NAME)	
5252 New John Hagar Road	744 S. Willow Ave	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Cookeville, TN 38501	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20140061248 DEEDWARR
Recvd: 08/19/14 13:32 2 pgs
Fees:13.00 Taxes:1017.50

20140819-0075268

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **William D. McKay, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Lea S. Ridgway and Paula Stamps**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, being Lot No. 97, on the Final Plat of Phase 1, Section "B", Bridgewater, of record in Instrument No. 20060425-0046949, corrected by Surveyor's Certificate of Correction in Instrument No. 20060608-0067982, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to William D. McKay and wife, Ginger G. Marlowe-McKay by Special Warranty Deed dated 10/31/2007 from Newmark Homes, L.P., a Texas Limited Partnership of record in Instrument 20071010128785, Register's Office for Davidson County, Tennessee. Ginger G. Marlowe-McKay having since died on 4/25/2014 leaving William D. McKay as sole surviving owner.

All matters as set forth per Instrument 200604250046949, Instrument 200606080067982, said Register's Office.
Master Deed and By-Laws filed for record in Instrument 200510240128043, said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Instrument 200308270124253, said Register's Office.
Stormwater Detention Agreement of record in Instrument 200502220019150, said Register's Office.
Declaration of Taking of record in Book 1291, Page 99, said Register's Office.
Final Decree of record in Book 1318, Page 28, said Register's Office.
Charter of record in Instrument 200602230021110, said Register's Office.
Quitclaim Deed to the Homeowner's Association of record in Instrument 200911100103837, said Register's Office.Said Deed was corrected by Scrivener's Affidavit in Instrument 200911170105711, said Register's Office.

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.

unimproved ☐

This is improved ☑ property, known as 5252 New John Hagar Road, Hermitage, TN 37076
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 hand this 15th day of August, 2014.

W.D. McK

William D. McKay

State of Tennessee
County of Wilson

Personally appeared before me William D. McKay, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of August, 2014.

Tracey Trumphour

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122