BILL GARRETT, Davidson County
Trans:T20140065200 DEEDWARR
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Fees:18.00 Taxes:647.50
20140903-0080239

This document prepared by (and after recording return to):
Name: **William Davis, Attorney, P.C.**
Address: **219 Ward Circle, Ste 5**
City, State, Zip: **Brentwood, TN, 37027**
Phone: **615-369-0039**

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Ridgeview Properties, LLC, a Tennessee limited liability company,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Richard Asmah, a single man and Frances Laing, a single woman, joint tenants with right of survivorship**, hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot 46 on the Final Plat of Ridgeview UDO, Phase 1, as shown on plat of record in Instrument No. 200806030056596, as amended in Final Plat Resubdivision of Lots 1-11; 61-66,76-95 & 102-132 Ridgeview UDO Phase One, as shown on plat of record in Instrument No. 201208070070420, Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete description.

Being the same property conveyed to Ridgeview Properties, LLC, a Tennessee limited liability company by Quitclaim Deed from Charles Galiwango dated 09/28/2014 and filed for record on 09/03/2014 in Instrument 20140903008023 8, Register's Office for Davidson County, Tennessee.

Map & Parcel: 163070A04600CO

This property is known as: **1868 Wild Oaks Ct.-2287, Antioch, TN 37013**

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEES that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand this the 29th day of August, 2014.

Ridgeview Properties, LLC a Tennessee limited liability company

By: _____
Charles Galiwango, Managing Member-Grantor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned Notary, personally appeared, Charles Galiwango, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be Managing Member of Ridgeview Properties, LLC a Tennessee limited liability company, the within named bargainor, a corporation, and that as such Managing Member of Ridgeview Properties, LLC a Tennessee limited liability company, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the corporation as Managing Member.

WITNESS my hand and official seal this 29th day of August, 2014.

_____
NOTARY PUBLIC

WILLIAM DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires:

12/27/16

Grantee(s) Name, Address:	Send Tax Statement To:
Richard Asmah and Frances Laing	New Owner
1868 Wild Oaks Ct., Antioch, TN 37013-2287	
Antioch, TN 37013-2287	

STATE OF TENNESSEE
COUNTY OF Williamson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$175,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 29th day of August, 2014.

Affiant

Notary Public

(Seal)

My commission expires:

12/27/16

