elc

STATE OF ~~TENNESSEE~~ Alabama
COUNTY OF ~~DAVIDSON~~ Jefferson

The actual consideration or value, whichever is greater, for this transfer is 175,000.00

Affiant

Subscribed and sworn to before me, this 27th day of August, 2014.

Notary Public

My commission expires: CYNTHIA D. COX Notary Public State of Alabama MY COMMISSION EXPIRES: OCT.1, 2016

BILL GARRETT, Davidson County
Trans:T20140065236 DEEDWARR
Recvd: 09/03/14 10:30 2 pgs
Fees:13.00 Taxes:647.50
20140903-0080268

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
ALLISON R. ROGERS	F&M BANK	104130D01400CO
428 BOWLING AVE	50 FRANKLIN STREET	
NASHVILLE, TN 37205	CLARKSVILLE, TN 37040	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

RONNIE D. RICKEL and wife, ASHLEY J. RICKEL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ALLISON R. ROGERS, A SINGLE WOMAN

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 B-3 as shown on the Plat of Bellwood Terrace Condominiums, at 500 Bowling Avenue, Nashville, Tennessee, of record in Plat Book 5200, Page 568 & 569, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of The Bellwood Terrace Homeowners' Association, as described in Book 6100, Page 177, Register's Office for Davidson County, Tennessee.

BEING THE SAME PROPERTY CONVEYED TO RONNIE D. RICKEL AND WIFE, ASHLEY J. RICKEL, BY QUITCLAIM DEED FROM RONNIE D. RICKEL, DATED 12/20/2013 AND RECORDED ON 12/30/2013 IN INSTRUMENT NUMBER 20131230-0130645, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO RONNIE D. RICKEL BY WARRANTY DEED FROM BETH HENDERSON, AN UNMARRIED PERSON, DATED 04/01/2005 AND RECORDED ON 04/05/2005 IN INSTRUMENT NUMBER 20050405-0037268, SAID REGISTER'S OFFICE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 428 BOWLING AVE, NASHVILLE, TN 37205.

AJR
R.R.

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 in 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 my/our hand(s) this 27th day of August, 2014.

Ronnie D. Rickel
RONNIE D. RICKEL

Ashley J. Rickel
ASHLEY J. RICKEL

STATE OF Alabama
COUNTY OF Jefferson

Personally appeared before me, a Notary Public of said County and State, RONNIE D. RICKEL and ASHLEY J. RICKEL, the within named Grantor(s), 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 within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of August, 2014.

Cynthia D. Cox
Notary Public

My Commission Expires:

CYNTHIA D. COX
Notary Public
State of Alabama
MY COMMISSION EXPIRES: OCT 1, 2016

