This instrument prepared by:
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Franklin, TN 37064
Attn: Leigh Anne Sailors
File #22240.2014

Davidson County DEEDWARR
Recvd: 09/04/14 12:23 4 pgs
Fees:23.00 Taxes:555.00
20140904-0080956

NEW OWNER:	**SEND TAX BILL TO:**	**MAP & PARCEL:**
Ridgetop, Inc. 909 Division Street Suite 200 Nashville, TN 37203	Same	081 12 0 402.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **we, Steven S. Vandevender and wife, Kimberly Vandevender**, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Ridgetop, Inc., an active Tennessee corporation,** hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lots No. 162 and 163 on the Plan of Town of McGavock of record in Plat Book 21, Page 23, Register's Office of Davidson County, Tennessee and the two lots being combined and described as follows:

Beginning at a point in the westerly right of way line of 9th Avenue North, said point being the northeasterly corner of this tract; thence with the northerly line of the Kroger Limited Partnership I property south 43 degrees 38' 40" west, 150.00 feet to an iron rod (new); thence with the easterly margin of Metro Alleyway #503 north 46 degrees 45' 00" west 100.00 feet to an iron rod (new); thence with the southerly line of the Michael Ray Campbell property north 43 degrees 38' 40" east 150.00 feet to a pk nail (new); thence with the westerly right of way line of 9th Avenue North south 46 degrees 45' 00" east 100.00 feet to a pk nail (new), the point of beginning containing 15,000 square feet or 0.344 acres more or less according to boundary survey of Benny M. Cantrell, RLS #1638 and dated August 21, 2014.

Being the same property conveyed to Steven S. Vandevender and wife, Kimberly Vandevender by Deed dated March 12, 2003 from Steve Vandevender, unmarried and being

of record in Instrument Number 20030326-0039592, Register's Office of Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2014 property taxes are a lien but are not yet due and payable and will be the responsibility of the Grantee for payment of said taxes.
2. Any and all building and zoning regulations of City, County and State.
3. Any and all easements which may affect the within described property.
4. Any and all notes and matters on the Plan of record in Plat Book 21, Page 23, said Register's Office.

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, its successors and assigns, forever;

AND we do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND we further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

This is improved property is known as: 1401 9th Avenue North, Nashville, Tennessee 37208

Executed on this 3rd day of September, 2014.

Steven S. Vandevender

Kimberly Vandevender

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, Notary Public of said County and State, Steven S. Vandevender and wife, Kimberly Vandevender, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand this 3rd day of September, 2014.

Notary Public

My Commission Expires: 7/6/15

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $150,000.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 3rd day of September, 2014.

Notary Public

My Commission Expires: 7/6/15

I, Thomas N. Jones, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

THOMAS N. JONES

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Leigh Anne Sailors, a notary public for this county and state, Thomas N. Jones, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

NOTARY PUBLIC

My Commission Expires: 8-11-18

