WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140072827 DEEDWARR
Recvd: 09/29/14 10:57 2 pgs
Fees:13.00 Taxes:3144.63
20140929-0089360

File No.: ALW-14-1725

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $849,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF SEPTEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 8/23/2016
(AFFIX SEAL)

AMANDA VAUGHN Notary Public State of Tennessee DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin Standefer and Gina Standefer	Franklin American Mortgage Company	117-15-4-2.00CO.
(NAME)	(NAME)	
1725 Hillmont Drive	501 Corporate Centre Drive # 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/WE, **RIGID DEVELOPMENT, INC.**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **KEVIN STANDEFER AND WIFE, GINA STANDEFER**, hereinafter called the Grantee(s), their heirs and assigns, that 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 aka Unit 1725, HILLMONT COMMONS, as shown on Exhibit "B" of Declaration of Protective Covenants, Conditions and Restrictions of record in Instrument No. 20131230-0130928, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Keith W. Merrill, unmarried by Warranty Deed from Jack N. Tutterrow and wife, Victoria B. Tutterrow, dated June 6, 1997, of record in Deed Book 10488, page 533, in the Register's Office for Davidson County, Tennessee.

Further being part of the same property conveyed to Rigid Development, Inc. by Warranty Deed from Keith W. Merrill, an unmarried man, dated December 6, 2013, recorded December 9, 2013 in Instrument No. 20131209-0124650, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1725 Hillmont Drive, Nashville, TN 37215
(House Number) (Street) (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 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 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 25th day of September, 2014.

Rigid Development, Inc.

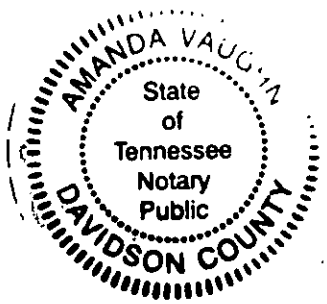
BY: _____
Adam G. LaFevor, Authorized Signor

STATE OF Tennessee
COUNTY OF Davidson

On this the 25th day of September, 2014, before me personally appeared Adam G. LaFevor, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Authorized Signor for Rigid Development, Inc., the within named bargainor, a corporation, and that he, as such Authorized Signor, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 25th day of September, 2014.

_____
Notary Public
My Commission Expires: 8/23/2016



RETURN TO:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615)515-7171