WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140095571 DEEDWARR
Recvd: 12/22/14 11:29 2 pgs
Fees: 13.00 Taxes: 4902.50
20141222-0116826

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of December, 2014

Notary Public

MY COMMISSION EXPIRES: 10/15/2016

(AFFIX SEAL)

NANCENE KAVIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Stuart Sloane Southard		Map 145-13
(NAME)	(NAME)	
1901 Edenbridge Way	Same As New owner	Parcels 38 & 40
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Charles A. Ritzen and Candy B. Ritzen, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Stuart Sloane Southard and Lisa Patton Southard, husband and wife,** 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:

Tract I:
Land in Davidson County, Tennessee, being Lot No. 1 on the plan of Hound's Run, of record in Book 6900, pages 167 through 171, Register's Office for said County, further described as follows:

Said Lot No. 1 fronts 248.76 feet on the southeasterly margin of Otter Creek Road and extends back 627.78 feet on the easterly line and 445.71 feet on the southwesterly line to a dead line in the rear, measuring 52.87 feet thereon.

Tract II;
Land in Davidson County, Tennessee, being Lot No. 2 on the plan of Hound's Run, of record in Book 6900, pages 167 through 171, Register's Office for said County, further described as follows:

Said Lot No. 2, which is a corner lot, fronts 218.04 feet on the southeasterly margin of Otter Creek Road and fronts 272.51 feet on the easterly margin of Edenbridge Way, said frontages being joined by a curve having a length of 38.73 feet, and extends back 445,71 feet on the easterly line and 278.49 feet on the southerly line to a point of intersection

Being the same property conveyed to Charles A. Ritzen by Warranty Deed from George M. D. Lewis, III, unmarried and Betsy H. Lewis, unmarried, filed for record on June 3, 2004 as Instrument No. 20040603-0065597, Register's Office for Davidson County, Tennessee.

Candy B. Ritzen joins in executing this Warranty Deed to convey any and all martial rights she may have in said property.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2014 real property taxes have been paid, prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 6900, pages 161-171, said Register's Office; (c) Restrictive covenants contained in Book 7079, page 995, corrected in Book 7238, page 736, and amended in Book 11719, page 845, said Register's Office; and (d) Charter of record in Book 7253, page 992, said Register's Office.

unimproved ☐

This is Improved ☑ property, known as 1901 Edenbridge Way, Nashville, TN 37215
1641 Otter Creek Road, Nashbille, TN 37215
(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 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 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 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 hands this 16th day of December, 2014.

Charles A. Ritzen

Candy B. Ritzen

State of Tennessee
County of Davidson

Personally appeared before me Charles A. Ritzen and Candy B. Ritzen, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 16th day of December, 2014.

ROBERT L. SCRUGGS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 8, 2017

Notary Public

My Commission Expires:

File No.: 112514-14