WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150008042 DEEDWARR
Recvd: 02/02/15 13:36 2 pgs
Fees:13.00 Taxes:962.00
20150202-0009539

P-AVE-15-605

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JANUARY, 2015.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

RYAN LUX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-06-2016

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jerald Jay Studdard	**New Owner**	
(NAME)	(NAME)	**141-15-0B-022.00**
605 River Ridge Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **REBECCA B. RINGENBERG, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JERALD JAY STUDDARD, UNMARRIED,** 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 Lot No. 290 on the Plan of Rolling River Estates, Section Two, Resubdivision of Lots 290 thru 295 of record in Plat Book 5210, Page 180, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 290 fronts 108 feet on the southwesterly margin of River Ridge Court and extends back 235.64 feet on the northwesterly line and 239.16 feet on the broken southeasterly line to a point of intersection.

Being the same property conveyed to David L. Ringenberg and spouse, Rebecca B. Ringenberg by Warranty deed from John E. Schneider and Cheryl A. Kennedy, previously known as Cheryl A. Schneider of record in Book 9749, page 56, Register's Office for Davidson County, Tennessee, dated July 31, 1995 and recorded on August 2, 1995. The said David L. Ringenberg having since died on October 1, 2009 leaving Rebecca B. Ringenberg as surviving tenant by the entirety.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 5210, Page 180;
- Restrictive Covenants of record in Book 4788, Page 950, as amended in Book 4871, Page 640;
- By-Laws of record in Book 4892, Page 679;
- Covenants, Conditions and Restrictions of record in Book 4892, Page 689, supplemented in Book 5214, Page 933, Book 5336, Page 480, Book 5855, Page 605, Book 5969, Page 156 and Book 6298, Page 934;
- Quitclaim Deed conveying the common areas of record in Book 5689, Page 652, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **605 River Ridge Court , Nashville, Tennessee 37221**.

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(S), 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 the 30th DAY OF JANUARY, 2015.

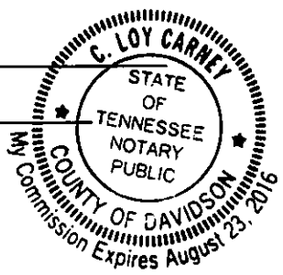
Rebecca B. Ringenberg

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, REBECCA B. RINGENBERG, the within named bargainor, 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 and official seal, this the 30th of January, 2015.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212