This document prepared by (and after recording return to):		)
Name:	**William Davis, Attorney, P.C.**	)
Address:	**219 Ward Circle, Ste 5**	)
City, State, Zip:	**Brentwood, TN, 37027**	)
Phone:	**615-369-0039**	)

BILL GARRETT, Davidson County
Trans:T20150009810 DEEDWARR
Recvd: 02/09/15 09:39 3 pgs
Fees:18.00 Taxes:887.63
20150209-0011686

---Above This Line Reserved For Official Use Only-----

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Ridgeview Properties, LLC, a Tennessee Limited Liability Company,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Jeffrey Grey and wife, Carole Grey**, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 53, on the Plan of Phase Two, Berkeley Hall, Phase Five – Section One of Hickory Highlands P.U.D., of record in Plat Instrument 200706210074238, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Ridgeview Properties, LLC, a Tennessee Limited Liability Company by Warranty Deed dated March 4, 2014 from Fortuna Partners, LLC, a Tennessee Limited Liability Company of record as Instrument No. 20140310-0019788, Register's Office for Davidson County, Tennessee.

Map & Parcel: 163-2B-103CO

This property is known as: 265 Took Drive, Antioch, TN 37013

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and

assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

SUBJECT to Provisions of the Tennessee Condominium Act of 2008, TN Code Annotated, Sections 66-27-201 et seq., Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand this the 5th day of February, 2015.

Ridgeview Properties, LLC, a Tennessee Limited Liability Company

BY _____ -Grantor

Chief Manager

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles Galloway, with whom I am personally acquainted, and who acknowledged that he/she/they executed the within instrument as the Chief Manager for Ridgeview Properties, LLC, a Tennessee Limited Liability Company, for the purposes therein contained.

WITNESS my hand and official seal this 5th day of February, 2015.

_____
NOTARY PUBLIC

W. WILLIAM DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires:

12/21/2016

Grantee(s) Name, Address:	Send Tax Statement To:
Jeffrey Grey	First Liberty Financial Group
265 Took Drive	9520 Ormsby Station Rd #20
Antioch, TN 37013	Louisville, KY 40223

STATE OF TENNESSEE
COUNTY OF Williamson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$239,900.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 5 day of February, 2015.

Affiant

(Seal)

Notary Public

W. WILLIAM DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My commission expires:
12/27/2015