WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150015427 DEEDWARR
Recvd: 03/03/15 09:23 2 pgs
Fees:13.00 Taxes:913.90

20150303-0018283

Melanie D. DuRant
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires January 21, 2018

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $247,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of February, 2015

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
P & F Properties, a Tennessee general partnership	SAME AS NEW OWNER	10501059400
(NAME)	(NAME)	
342 Cool Springs Bvld., Suite 202		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Gregory Keith Ridley,** an unmarried man, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO P & F Properties, a Tennessee general partnership, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to-wit:

Being Lot No. 16 on the Plan of Edgehill Estates, Section 98, as of record in Book 4860, page 54, Register's Office for Davidson County, Tenn.

Said Lot No. 16 fronts 50 feet on the northerly margin of 13th Avenue Circle and extends back between parallel lines 120 feet to a dead line in the rear measuring 50 feet thereon.

Being the same property conveyed to Nancy Marie Ridley, unmarried, by Warranty Deed from Metropolitan Development and Housing Agency, dated October 31, 1984, of record in Book 6422, page 941, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Nancy Marie Ridley, a life estate and remainder in fee simple in Gregory Keith Ridley, by Quitclaim Deed from Nancy Marie Ridley and Robert Greene, Trustee, dated August 21, 2013, of record in Instrument No. 20130822-0088837, Register's Office for Davidson County, Tennessee. AND being the same property conveyed to Gregory Keith Ridley by Quitclaim Deed from Nancy Marie Ridley, Gregory Keith Ridley and Robert Greene, Trustee, dated September 10, 2014, of record in Instrument No. 20140912-0083530, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2015, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 4860, page 54; restrictions of record in Book 4220, page 723; Book 6236, page 263 and Book 6422, page 941; Articles of Incorporation/Charter of record in Book 7526, page 624, all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☐ property, known as 105 13th Circle, Nashville, TN 37212

(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 this 19th day of February, 2015.

Gregory Keith Ridley

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Gregory Keith Ridley, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 19th day of February, 2015.

Notary Public

My Commission Expires: 6-4-17

File No.: 20306



My Comm. Expires
June 4, 2017