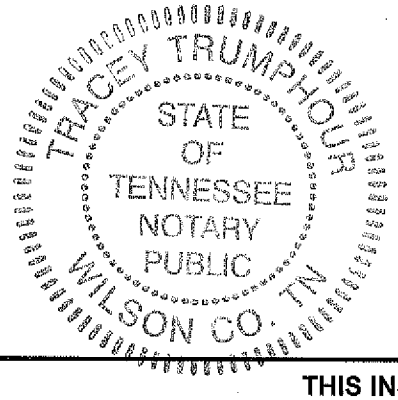
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,500.00

William K. Ritter III
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of February, 2015.

Tracey Trumphour
Notary Public

MY COMMISSION EXPIRES: 8.14.17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Frederick Haley Ritter	Frederick Haley Ritter	147020B11300CO
(NAME)	(NAME)	
4312 Morriswood Drive	4312 Morriswood Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 03/11/15 11:20 3 pgs
Fees:18.00 Taxes:112.85
20150311-0020794

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, we, **Melvin D. Miller and America M. Miller, married**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Frederick Haley Ritter, unmarried** , hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Located in Davidson County, Tennessee, being Unit No. F-111, of Caldwell Court Condominiums, filed as Exhibit A-2 to and established by Master Deed of record in Book 6188, Page 744, as amended in Instrument No. 20070509-0055551 and Instrument No. 20071011-0120947, in the Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Melvin D. Miller and America M. Miller, married by Warranty Deed dated 08/28/2014 from Jamie Hyden of record in Instrument 20140903-0080444, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) Master Deed of record in Book 6188, Page 744, as amended of record in Instrument 200705090055551, as amended of record in Instrument 200710110120947; (2) Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4895, Page 829; (3) Charter of Owners Association of record in Book 6188, Page 452, as amended of record in Instrument 200701030001049, said Register's Office; (4) County of Davidson taxes for the year 2015 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 550 Harding Place, Condominium F-111, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 01291-11803
SMG TN Warranty Deed

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/or 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/or 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 our hands this 27th day of February, 2015.

Melvin D. Miller

America M. Miller

State of Tennessee
County of Wilson

Personally appeared before me Melvin D. Miller and America M. Miller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 27th day of February, 2015.

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO. TN

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

True Copy Certification

I, Kimie Perry, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kimie Perry

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Tracey Trumphour, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Tracey Trumphour

Notary's Signature

My Commission Expires: 8.14.17

Notary' Seal (if on paper)

