STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF March, 2015.

Notary Public
MY COMMISSION EXPIRES: 3-20-18
File No. G15-1064D

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

BILL GARRETT, Davidson County
Trans:T20150019829 DEEDWARR
Recvd: 03/18/15 14:12 2 pgs
Fees:13.00 Taxes:1258.00
20150318-0023385

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Erick Kane and Leanne Kane (NAME)	New Owner (NAME)	61-1-134
1664 Stokley Lane (STREET ADDRESS)	" (STREET ADDRESS)	
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	" (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Donald J. Ritz and Yun T. Ritz, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Erick Kane and Leanne Kane, 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:

Land in Davidson County, Tennessee, being Lot No. 83 on the plan of CLEVELAND HALL, PHASE TWO, as shown by plat of record in Instrument No. 20020304-0026804, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Donald J. Ritz and Yun T. Ritz, husband and wife from Dryer Construction, LLC, by Deed dated January 20, 2005, as Instrument No. 20050201-0011558, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Restrictions as recorded in Book 11725, page 76, Instrument No. 20050307-0024504, Instrument No. 20051202-0144894, Instrument No. 20071220-0146113, Instrument No. 200601130-005680, Instrument No. 20081014-0103112, Instrument No. 20080208-0013290, and Instrument No. 20120912-0082762, Register's Office for Davidson County, Tennessee.
2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument No. 20020304-0026804, Register's Office for Davidson County, Tennessee.
3. Charter of Homeowner's Association of record in Book 11725, page 70, Register's Office for Davidson County, Tennessee.
4. Common Area conveyed to Homeowner's Association of record in Instrument No. 20130816-0086466, Register's Office for Davidson County, Tennessee.
5. Deed of Conveyance to Metro Government for water/sewer distribution system as recorded in Book 8006, page 677, Register's Office for Davidson County, Tennessee.
6. Easement to Bellsouth Telecommunications as recorded in Book 11720, page 325, Register's Office for Davidson County, Tennessee.

7. Drainage and construction easement as recorded in Book 7844, page 268, Register's Office for Davidson County, Tennessee.

8. Easement to Cumberland Utility District as recorded in Book 7994, page 173, Register's Office for Davidson County, Tennessee.

9. Access Easement for public utilities as recorded in Book 7844, page 249, Register's Office for Davidson County, Tennessee.

10. Easement for public utilities and detention as recorded in Book 7844, page 262, Register's Office for Davidson County, Tennessee.

11. Public Utility and drainage easement of record in Book 7844, page 272, said Register's Office.

12. Easement for highways of record in Book 8068, page 524, said Register's Office.

The 2014 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1664 Stokley Lane, Old Hickory, TN 37138.

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. Whenever 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 16th day of March, 2015.

Donald J. Ritz — March 16, 2015 Date

Yun T. Ritz — March 16, 2015 Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Donald J. Ritz and Yun T. Ritz, husband and wife, the bargainor(s), 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 16th day of March, 2015.

My Commission Expires: 3/27/18

Notary Public

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066