WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150025204 DEEDWARR
Recvd: 04/06/15 14:56 2 pgs
Fees:13.00 Taxes:999.00
20150406-0029885

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of March, 2015

Notary Public:

MY COMMISSION EXPIRES: 7-30-2017
(AFFIX SEAL)

KIMBERLY FAY SMITH NOTARY PUBLIC STATE OF TENNESSEE LAWRENCE COUNTY

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Jason A. Ridinger	First National Bank of Pulaski	Parcel ID:
7205 Riverfront Drive	206 South First Street	126160A51800CO
Nashville, TN 37221	Pulaski, TN 38478	

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 hereby acknowledged, we

Stephen G. Brown and wife, Melissa A. Brown

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Jason A. Ridinger and Laura A. Giles

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. 293, on the Plan of Riverwalk, Phase 3-C, of record in Instrument 200507060077607 (erroneously referred to as Instrument 200603280035052 in prior deed of record) as corrected by Surveyor's Certificates of Correction in Instrument 200601040001187 and 200703300038464, Register's Office for said County, to which reference is hereby made for a more particular description.

BEING the same property conveyed to Stephen G. Brown and Melissa A. Brown by deed from American Security Bank & Trust Company, of record in Instrument 20091021-0097054, dated October 16, 2009, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Instrument 20011105-0121083 amended in Instrument 20020424-0050565; 20040430-0049313; 20040506-0051985; 20050308-0025001; 20060320-0031638; 20061103-0136691; 20061214-0154502; and 20011105-0121083, said Register's Office.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 2005070600776074, said Register's Office.

Power of Attorney of record in Instrument 20150406-0029884, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 7205 Riverfront Drive, Nashville, TN 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 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 our hands this 30th day of March, 2015.

Stephen G Brown by Melissa A Brown Attorney in fact
Stephen G. Brown by Melissa A. Brown,
Attorney in Fact

Melissa A Brown
Melissa A. Brown

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 Melissa A. Brown, 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 at Nashville, Tennessee, this 30th day of March, 2015.

My Commission Expires: 8/23/16

Patricia Nichols
Notary Public

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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, Melissa A. Brown, 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 on behalf of Stephen G. Brown as his/her/their Attorney in Fact as the free act and deed of the within named Stephen G. Brown.

Witness my hand and official seal at Nashville, Tennessee the 30th day of March, 2015.

My Commission Expires: 8/23/16

Patricia Nichols
Notary Public

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.