BILL GARRETT, Davidson County
Trans:T20150028905 DEEDWARR
Recvd: 04/17/15 08:48 2 pgs
Fees:13.00 Taxes:1169.20
20150417-0034046

This instrument was prepared by:
DLO TITLE, LLC
256 Seaboard Lane Suite F-103
Franklin, TN 37067
2015010005

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, is $316,000.00

Sworn to and subscribed before me this 13th day of April, 2015.

Affiant

Notary Public
my commission exp. 10/18/16

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner:
Jacob Ridings
528 Cold Stream Place
Nashville, TN 37221

Send Tax Bills to:
Farmington Financial
~~New Owner~~ Group, LLC
2002 Richard Jones Rd 300A
Nashville, TN 37215

Map-Parcel Numbers:
155-070B-014.00-CO

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Ping Whittaker, unmarried, as Tenant by the entirety** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Katherine Michelle Ridings and husband, Jacob Ridings hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 65 on the Plan of Final Plat of The Poplar Creek Estates Phase V Section "A" Subdivision (The Highlands of Allens Green) of record in Plat Book 9700, Page 390, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael A. Whittaker and wife Ping S. Whittaker by Warranty deed from Zaring Homes, Inc of record in Book 10971, page 536, Register's Office for Davidson County, Tennessee, dated June 05, 1998 and recorded on June 10, 1998. The said Michael S. Whittaker having since died on December 11, 2014, the property is now vested in Ping S. Whittaker as Tenant by the entirety.

This is improved property known as **528 Cold Stream Place, Nashville, TN 37221.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 13th day of April, 2015.

Ping Whittaker

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Ping Whittaker, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of April, 2015.

Notary Public

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-20-2015