FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$350,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **April 23, 2015.** Notary Public MY COMMISSION EXPIRES: expires 11/18/18 (AFFIX SEAL)

JAMIE R STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC

BILL GARRETT, Davidson County
Trans:T20150031994 DEEDWARR
Recvd: 04/28/15 09:53 2 pgs
Fees:13.00 Taxes:1295.00
20150428-0037797

2506 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #**15-0180**

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Zach Lykins	SWBC Mortgage Corporation	**71 16 222**
(NAME) **1211 N 6th Street**	(NAME) 9311 San Pedro Ave, #100	
(ADDRESS) **Nashville, TN 37207**	(ADDRESS) San Antonio, TX 78216	
(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, WE, **Angela M. Ridley,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Zach Lykins, an unmarried individual,** 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. 173 and the northerly 15 feet of Lot No. 172 on the Plan of Oakwood Park, as of record in Book 421, Page 12, said Register's Office.

Said lot and part of said lot adjoin and front together 45 feet on the easterly side of North Sixth Street and run back between parallel lines 165 feet to an alley.

Being the same property conveyed to Angela M. Ridley by Warranty Deed from Cedric McKissack recorded August 21, 2014 in Instrument Number 20140821-0076354, Register's Office for Davidson County, Tennessee; and further conveyed to Cedric McKissack by Warranty Deed from Dorothy Pillow recorded August 8, 2014 in Instrument Number 20140808-0071712, Register's Office for Davidson County, Tennessee; and further conveyed to Dorothy Jennings by Last Will and Testament of Bessie B. Waller, probated on May 26, 1976, of record in Probate Court Docket #62942, Circuit Court Clerk's Office for Davidson County, Tennessee. Dorothy Jennings and Dorothy Pillow are one in the same.

This property was never the marital residence for Angela M. Ridley and spouse.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **1211 N 6th Street, Nashville, TN 37207**
(House Number) (Street) (City, State) (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.

IN WITNESS WHEREOF, this instrument has been executed on this the **23rd** day of **April, 2015**.

Angela M. Ridley

STATE OF **TENNESSEE**
COUNTY OF **Davidson**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Angela M. Ridley**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **23rd** day of **April, 2015**.

NOTARY PUBLIC

My Commission Expires:
11/18/18

JAMIE R STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD