# WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of May, 2015

Notary Public:

MY COMMISSION EXPIRES: 7-2-18
(AFFIX SEAL)

**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: |
|---|---|---|
| William K. Ritter, III | NEW OWNER | Parcel ID: |
| 4312 Morriswood Drive | 4312 Morriswood Drive | 133110A07500CO |
| Nashville, TN 37204 | Nashville, TN 37204 | |

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

**Kimberly M. Dibble, unmarried**

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
**Patricia Marchant, unmarried, a Life Estate and William K. Ritter, III , married, the remaindermen**
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 Unit No. M-13 on the Plan of Canterbury Hall Condominium Apartments, of record in Book 5200, Page 159, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kimberly M. Dibble by deed from Rita Hale Davis, Individually and Rita Hale Davis Trustee of the Rita Hale Davis Revocable Living Trust dated June 17, 1998, of record in Instrument 20040317-0030430, said Register's Office, dated March 4, 2004.

This conveyance is subject to the Master Deed, Restrictions and By-Laws of record in Book 5440, Page 255, amended in Book 5441, Page 819; Book 5440, Page 298, amended in Book 5865, Page 101, 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 Plat Book 5200, Page 159, said Register's Office; (3) Easement to Comcast of Nashville of record in Instrument 20090615-0055410, said Register's Office; (4) Sewer Easement of record in Book 4308, Page 647, and Book 4337, Page 544, 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 500 Paragon Mills Road, #M-13, Nashville, TN 37211

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 my hand this 5th day of May, 2015.

Kimberly M. Dibble

BILL GARRETT, Davidson County
Trans:T20150035332 DEEDWARR.
Recvd: 05/07/15 10:44 2 pgs
Fees:13.00 Taxes:203.50
20150507-0041793

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 Kimberly M. Dibble, 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 5th day of May, 2015.

My Commission Expires: 7-2-18

Notary Public

