WARRANTY DEED

PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

RETURNED TO:

PATTI ROBITAILLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires May 22, 201..

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Michael F Abbott
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of July, 2015.

Patti Robitaille
Notary Public

MY COMMISSION EXPIRES: 5/22/19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1531 Hunt Club Blvd Suite 106, Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ryan Hartley	NEW OWNER	016-00-0-216-00
(NAME)	(NAME)	
6912 Ridgerunner Court		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans: T20150056418 DEEDWARR
Recvd: 07/13/15 11:34 2 pgs
Fees: 13.00 Taxes: 851.00
20150713-0067794

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Michael F Abbott and Margaret J Abbott**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Amanda Shrum, an unmarried woman and Ryan Hartley, an unmarried man**, hereinafter called the GRANTEE(S), their heirs and/or 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 All of Lot No. 35, on the Plan of Ridgeview Estates, Phase 2, Section 2, of Record in Plat Book , Page , Said Register'S Office, Reference to Which Is Hereby Made for a More Complete Description.

Being the same property conveyed to Michael F. Abbott and wife, Margaret J. Abbott by Deed from Clint Ashley and wife, Alice Ashley, dated 11/14/1997, recorded 11/20/1997, of record in Book 10690, Page 260, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☐ property, known as 6912 Ridgerunner Court, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 10 day of July, 2015.

Michael F Abbott

Margaret J Abbott

State of Tennessee
County of Sumner

Personally appeared before me Michael F Abbott and Margaret J Abbott, 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 foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 10th day of July, 2015.

Notary Public To Be Agreed Upon
My Commission Expires: 5/22/19

PATTI ROBITAILLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires
May 22, 2019

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1531 Hunt Club Blvd Suite 106
Gallatin, TN 37066