BILL GARRETT, Davidson County
Trans:T20150063060 DEEDWARR
Recvd: 07/31/15 10:41 2 pgs
Fees:13.00 Taxes:490.25
20150731-0075653

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,500.00

Tony C. Ridley
Affiant

Subscribed and sworn to before me, this 30TH DAY OF JULY, 2015.

Mary D. Birthright
Notary Public

MARY D BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
11-3-17 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tony C. Ridley, unmarried	Carrington Mortgage Services, LLC	05316016900
	(NAME)	
114 Rifle Range Road	1600 South Douglass Road, Ste.110 & 200-A	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Anaheim, CA 92806	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Ashley Denney Sharp and husband, Lloyd Sharp, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Tony C. Ridley, unmarried, hereinafter called the Grantees, their heirs and assigns, that 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. 2 ON THE PLAN OF KING COURT, SECTION II, OF RECORD IN PLAT BOOK 8250, PAGE 327, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO ASHLEY DENNEY, UNMARRIED, BY WARRANTY DEED FROM JASON M. ELROD AND WIFE, AMY ELROD, OF RECORD IN INSTRUMENT NO. 20100423-0030733, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

LLOYD SHARP JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ALL RIGHT, TITLE AND INTEREST IN AND TO SAID PROPERTY, MARITAL OR OTHERWISE.

BOBBIE PERKINS EXECUTES THIS INSTRUMENT AS ATTORNEY-IN-FACT ON BEHALF OF ASHLEY DENNEY SHARP AND LLOYD SHARP, PURSUANT TO SPECIFIC POWER OF ATTORNEY OF RECORD BY INSTRUMENT NO. 20150731-0075652, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2015 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 114 Rifle Range, Old Hickory, TN 37138
(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 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/our hand(s) this 30th day of July, 2015.

WARRANTY DEED
(Continued)

Ashley Denney Sharp by Bobbie Perkins Attorney in Fact
Ashley Denney Sharp by Bobbie Perkins,
Attorney-in-Fact

Lloyd Sharp by Bobbie Perkins Attorney in Fact
Lloyd Sharp by Bobbie Perkins, Attorney-in-Fact

State of Tennessee
County of Davidson

On this 30th day of July, 2015, before me, a Notary Public, in and for said County and State, personally appeared Bobbie Perkins, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Ashley Denney Sharp and husband, Lloyd Sharp, acknowledged that such persons executed the same as the free act and deed of the said Ashley Denney Sharp and husband, Lloyd Sharp.

Witness my hand and seal, this 30th day of July, 2015.

Mary Birthright
Notary Public

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: 11-3-15

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072