(1)

BILL GARRETT, Davidson County
Trans:T20150082118 DEEDWARR
Recvd: 09/28/15 09:03 2 pgs
Fees:13.00 Taxes:851.00
20150928-0098001

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Anna Marie Ritter
900 Blackjack Court
Hermitage, TN 37076-4720

SEND TAX BILL TO:
New Owner

MAP/PARCEL 087-01-0-022.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Katherine L. Danley and husband, Jason D. Danley,** has this day bargained and sold, and does hereby transfer and convey unto **Anna Marie Ritter, a single woman,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 88 on the Plan of New Hope Meadows, Phase II of record in Plat Book 6900, Page 724, 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 Katherine L. Danley and Jason D. Danley, wife and husband by Warranty deed from Randall Alan Cates, unmarried of record in Instrument No. 20100824-0066989 Register's Office for Davidson County, Tennessee, dated August 19, 2010 and recorded on August 24, 2010.

This is improved property known as: **900 Blackjack Court, Hermitage, Tennessee 37076**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2015 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 6900, page 724, and restrictions in Book 7557, Page 377 and Instrument No. 20030106-0001977, Book 7567, Page 103, Book

7934, Page 796, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 25th day of September, 2015.

Katherine L. Danley

Jason D. Danley

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Katherine L. Danley and Jason D. Danley,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 25th day of September, 2015.

NOTARY PUBLIC

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires December 5, 2017

My Commission Expires: 12/5/17

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $230,000.00.

AFFIANT

Subscribed and sworn to before me this the 25th day of September, 2015.

NOTARY PUBLIC

My Commission Expires: 3-27-2016

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-27-2016

Return to:
Jim R. Vanderpool, P.C.
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

File No: 158791