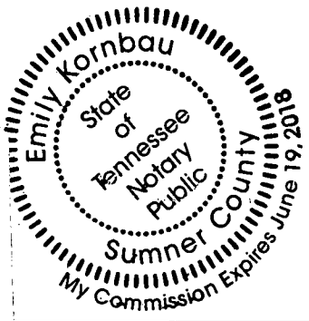
WARRANTY DEED



BILL GARRETT, Davidson County
Trans:T20150091331 DEEDWARR
Recvd: 10/27/15 10:07 2 pgs
Fees:13.00 Taxes:629.00
20151027-0109109

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ DAY OF OCTOBER, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard L. Dunlap, IV and Roger T. Swanson, Sr.	New owner	
(NAME)	(NAME)	161-090A 116.00 CO
4847 Bevendean Drive Unit 6		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **BRADY K. RITTMAN AND KAYCE T. RITTMAN, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RICHARD L. DUNLAP, IV AND ROGER T. SWANSON, SR.,** 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. F-6 as set forth on Exhibit "E" to the Master Deed Establishing Brighton Village, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., of record as Instrument No. 20080117-0005582; as amended by Exhibit "A" to the First Amendment to the Master Deed establishing Brighton Village, of record as Instrument No. 20080808-0081965 in the Register's Office for Davidson County, Tennessee; and as corrected by Exhibit "A" to the Instrument of Correction of record as Instrument No. 20110520-0038914 in said Register's Office.

Being the same property conveyed to Brady K. Rittman and Kayce T. Rittman, husband and wife by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, recorded on the 22nd day of March, 2012 in Instrument No. 20120322-0024491, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to All matters appearing on the plan of record in Instrument No. 20080117-0005582, as amended Instrument No. 20080808-0081965, corrected at Instrument No. 20110520-0038914, said Register's Office; Easement for Sanitary Sewer and/or Storm Drainage, Water Mains, Pumps and Appurtenances, recorded in Instrument Nos. 20061027-0133575 and 20071121-0136402., said Register's Office; Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage recorded in Book 7520, Page 908, said Register's Office; Stormwater Detention Agreement recorded at Instrument Nos. 20061027-0133549 and 20071121-0136366, said Register's Office; Application to Combine parcels recorded at Instrument No. 20071128-0137905, said Register's Office; Agreement regarding sewage soil absorption system recorded in Book 7230, Pages 136 and 137, said Register's Office; Matters shown on Boundary & Topographic Survey of the Zachary Rucker, Sr. Property by Hornton & Associates, Inc., Jeffrey K. Kimbro, Tenn. RLS #1756, last revised March 1, 2004, including easements described therein; and Easement for Driveway disclosed in Book 7233, Page 438 and Book 7416, Page 47, said Register's Office.

This is improved x unimproved property, known as 4847 Bevendean Drive Unit 6, Nashville, TN 37211
(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 hand this 13 day of October, 2015.

Brady K Rittman

BRADY K. RITTMAN

Kayce T. Rittman

KAYCE T. RITTMAN

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 Brady K. Rittman and Kayce T. Rittman, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 13 day of October, 2015.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Notary Public