WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150091375 DEEDWARR
Recvd: 10/27/15 10:56 2 pgs
Fees:13.00 Taxes:684.50
20151027-0109142

B-BR-15-5400

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF OCTOBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 8/20/19
(AFFIX SEAL)

NATHAN KEITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER (S)
Rachel Ridenour **Gregory Ridenour and Violet Ridenour**	**Guaranteed Rate, Inc.**	
(NAME) **5400 Daniel Ray Drive**	(NAME) **3940 N. Ravenswood Avenue**	**041-01A-070.00CO**
(ADDRESS) **Whites Creek, TN 37189**	(ADDRESS) **Chicago, IL 60613**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **ADAM C. WEEKS AND DARAVANH P. WEEKS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **RACHEL RIDENOUR, UNMARRIED AND GREGORY RIDENOUR AND WIFE, VIOLET RIDENOUR AS** tenants in common with rights of * survivorship, hereinafter called the Grantee(s), 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. 67 on the Plan of Final Plat of Cobblestone Creek, Phase Two - "First Revision" of record in Plat at Instrument No. 20060612-0069609, 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 Adam C. Weeks and Daravanh P. Weeks, husband and wife by Warranty deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20070703-0079622 Register's Office for Davidson County, Tennessee, dated June 29, 2007 and recorded on July 03, 2007.

This conveyance is subject to:
- Taxes for the year 2015 a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20060612-0069609, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20041208-0146322, Register's Office for Davidson County, Tennessee.
- Greenbelt for assessment, levy and collection purposes of record in Book 8693, Page 588, in the Register's Office for Davidson County, Tennessee.
- Charter of Cobblestone Creek Homeowners Association, Inc., of record in Instrument No. 20041208-0146324, Register's Office for Davidson County, Tennessee.
- Right-of-Way easement granted to Tennessee Natural Gas Lines, Inc., of record in Book 2493, page 137, Register's Office for Davidson County, Tennessee.
- Quitclaim deed for common area Instrument No. 20041208-0146323 and Instrument No. 20110916-0072157, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument No. 20040304-0024829, Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5400 Daniel Ray Drive , Whites Creek, Tennessee 37189**.

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 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 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 the 23rd DAY OF OCTOBER, 2015.

Adam C. Weeks

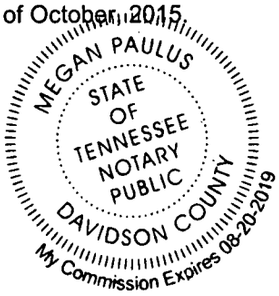
Daravanh P. Weeks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ADAM C. WEEKS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of October, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

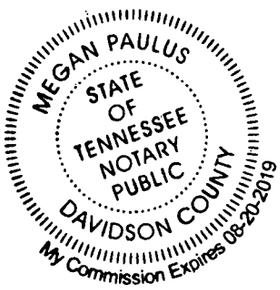


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DARAVANH P. WEEKS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of October, 2015.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
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