Warranty Deed

BILL GARRETT, Davidson County
Trans:T20150091396 DEEDWARR
Recvd: 10/27/15 11:09 2 pgs
Fees:13.00 Taxes:1294.63
20151027-0109168

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $349,900.00.

Affiant

Subscribed and sworn to before me, this the 19th day of October, 2015.

Notary Public

My commission expires: 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Lynne L. Robertson	SWBC MORTGAGE CORP 9311 San Pedro Avenue Suite 100 San Antonio, TX 78216	
412 North 17th Street		083100 04600
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JAMES RITZMAN, A MARRIED MAN***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LYNNE L. ROBERTSON, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lot No. 1 on the Plan of McEwen Place, Re-Subdivision of Lots 210-211-212 of record in Plat Book 3500, Page 37, 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 Wilma Ruth Chitwood and Avery Compton, Jr. by special warranty deed from the Secretary of Veterans Affairs of record in Instrument No. 20020506-0055346 Register's Office for Davidson County, Tennessee, dated April 24, 2002 and recorded on May 6, 2002.

The said Wilma Ruth Chitwood is now deceased, and per Affidavit of Heirship of record in Instrument No. 20150506-0041363, her heirs were Avery Compton, Jr., Paige Chitwood Pierpaoli, Forrest David Chitwood, Jr., Pamela Jean Chitwood Compton, Kent Chitwood, Keith Chitwood, Robert B. Chitwood, Bari Lynn Chitwood Brown and Charles M. Chitwood.

Being the same property conveyed to James Ritzman by warranty deed from Avery Compton, Jr., Paige Chitwood Pierpaoli, Forrest David Chitwood, Jr., Pamela Jean Chitwood Compton, Kent Chitwood, Keith Chitwood, Robert B. Chitwood, Bari Lynn Chitwood Brown and Charles M. Chitwood of record in Instrument No. 20150511-0043114 Register's Office for Davidson County, Tennessee, dated May 8, 2015 and recorded on May 11, 2015.

**Neither Grantor Nor Grantor's Spouse have ever resided in the above-described improved real property.*

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 412 North 17th Street, Nashville, TN 37206.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 19th day of October, 2015.

James Ritzman by R.G., his Attorney in fact

James Ritzman by Ruben Garces,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of October, 2015, before me personally appeared Ruben Garces, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of James Ritzman, as attorney-in-fact, and acknowledged that he executed the same as the free act and deed of James Ritzman.

Witness my hand and seal this 19th day of October, 2015.

Notary Public

My Commission Expires:

ANGIE L. LAWLESS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018