This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
3200 West End Avenue, Suite 500
Nashville, Tennessee 37203
TN BPR # 11639
615.414.1368 fax 615.915.4964
brianpaynelaw@comcast.net

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $169,900.00

Affiant

Subscribed and sworn to before me, this 30 day of October, 2015.

Notary Public
My commission expires: _____

Address of New Owner:	Send Tax Bills to:	Tax Information
Richard Aldridge 203 Myhr Green Nashville, TN 37203	Same	142070C07300CO

BILL GARRETT, Davidson County
Trans:T20150094268 DEEDWARR
Recvd: 11/05/15 09:04 2 pgs
Fees:13.00 Taxes:628.63
20151105-0112627

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **RUTH J. DEAN, UNMARRIED,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to, **RICHARD W. ALDRIDGE, a single person,** hereinafter called the Grantees, their successors 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. 73 OF ASHLEY GREEN, A HORIZONTAL PROPERTY REGIME ESTABLISHED PURSUANT TO THE PROVISIONS OF THE TENNESSEE HORIZONTAL PROPERTY ACT (T.C.A. SECTIONS 66-27-101 THROUGH 66-27-123, HEREIN REFERRED TO AS THE "ACT") AND THE PROVISIONS OF THE MASTER DEED FOR ASHLEY GREEN OF RECORD IN BOOK 7184, PAGE 44, REGISTER'S OFFICE FOR SAID COUNTY, INCLUDING WITHOUT LIMITATION THE BY-LAWS APPENDED THERETO AT BOOK 7184, PAGE 71, SAID REGISTER'S OFFICE, AND AS SAID MASTER DEED HAS BEEN AMENDED AT BOOK 7482, PAGE 312, AMENDED IN INSTRUMENT NO. 20111101-0084880, SAID REGISTER'S OFFICE, (COLLECTIVELY THE "MASTER DEED"), ALL TO WHICH REFERENCE IS HEREBY MADE AND THE SAME INCORPORATED HEREIN FOR A COMPLETE DESCRIPTION OF SAID UNIT AND THE CONVEYANCE HEREIN BEING MADE.

BEING THE SAME PROPERTY CONVEYED TO RUTH J. DEAN BY WARRANTY DEED FROM BOBBIE KIRBY THOMAS, MARRIED, DATED DECEMBER 1, 1997, OF RECORD IN BOOK 10702, PAGE 774, DAVIDSON COUNTY REGISTER OF DEEDS.

This property is improved property known as 203 Myhr Green, Nashville, TN 37221.

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, her heirs, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised and possessed

of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 30th day of October, 2015.

Ruth J Dean by Stephanie Farrar her attorney in fact

RUTH J. DEAN, BY STEPHANIE FARRAR, HER ATTORNEY IN FACT

STATE OF TENNESSEE,
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, STEPHANIE FARRAR, attorney in fact for RUTH J. DEAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained, and in the capacity as stated, and further stated that she is attorney in fact for RUTH J. DEAN and has the authority to so act for him and in his stead.

Witness my hand in Nashville, Tennessee, this 30th day of OCTOBER, 2015.

Brian Lavoy Payne, Notary Public

My Commission expires 11/04/18

