BILL GARRETT, Davidson County
Trans:T20150099902 DEEDWARR
Recvd: 11/24/15 11:15 2 pgs
Fees:13.00 Taxes:998.13
20151124-0119071

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 269,766.00

Affiant

Subscribed and sworn to before me, this 19th day of November, 2015

Notary Public

My commission expires: 4/3/16

KAYLA E. LODGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Mia F. Ficken **David W. Ficken**	**REGIONS BANK DBA REGIONS**	**06107028400**
1121 Winding Way	**2050 PARKWAY OFFICE CIRCLE**	
Nashville, TN 37216	**BIRMINGHAM, AL 35244**	

FOR AND IN 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 ACKNOWLEDGE, WE,

Ribbon Cutters, Inc

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mia F. Ficken, wife and David W. Ficken, husband

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 Lot No 2 on the Plan of Resubdivison of Lot No.s 10,11 and the Westerly 40 feet of Lot No 12, Block "A" on the plan of Section No 1 of Jackson Park, of record in Instrument No 20150126-0007901, Register's Office for said county, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ribbon Cutter Inc from Winding Way Development LLC by Warranty Deed dated 4/17/15, recorded 4/21/15 and recorded in Instrument No 20150421-0035332 said Davidson County Register's Office.

Also Being the same property conveyed to Winding Way Development, LLC from Larry D McClanahan and Betty M McClanahan, married by Warranty Deed dated 2/12/15, recorded 2/19/15 and recorded in Instrument No 20150219-0014407, said Davidson County Register's Office.

Also Being a portion of the same property conveyed to Larry D McClanahan et ux Betty M Mcclanahan from William M Truan Jr et ux Mila R Traun by Warranty Deed dated 5/15/81, recorded 5/18/81, and recorded in Book 5746, Page 434, said Davidson County Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 1121 Winding Way, Nashville, TN 37216.

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 in 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/our hand(s) this 19th day of November, 2015.

Ribbon Cutters, Inc
By: Michael Thomas
Its: Director

STATE OF Missouri
COUNTY OF St. Louis

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Michael Thomas, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that he is Director of Ribbon Cutters, Inc. and that he is authorized by Ribbon Cutters, Inc. to execute this instrument on its behalf.

Witness my hand, at office, this 19th day of November, 2015.

Dennis M. Stahl
Notary Public

My Commission Expires: March 31, 2017

DENNIS M. STAHL
Notary Public - Notary Seal
State of Missouri, St Louis County
Commission # 13689592
My Commission Expires Mar 31, 2017