Prepared by & Return to:
Bert W. McCarter, Attorney
Premier Land Title & Escrow, LLC
220 N. Spring Street
Murfreesboro, TN 37130
File No.0012-16

BILL GARRETT, Davidson County
Trans:T20160017610 DEEDWARR
Recvd: 03/03/16 12:15 2 pgs
Fees:13.00 Taxes:392.20
20160303-0020467

KELLY DORSEY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $106,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of February, 2016

Notary Public
My Commission Expires: 5.20.17

Address of New Owner	Send Tax Bills To:	
Ryan Ricks 3880 Priest Lake Drive Nashville, TN 37217	NEW OWNER	Map/parcel: 136030B02100 CO

WARRANTY DEED

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 ACKNOWLEDGED, I/WE

Amanda Whitfill, married,

HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ryan Ricks and Teresa Ricks, husband and wife,

HEREINAFTER CALLED THE GRANTEE(S), their HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE DESCRIBED AS FOLLOWS, TO WIT:

LAND lying in Davidson County, Tennessee and being more particularly described as follows, to wit:

Land being located in Davidson County, Tennessee, being Townhouse No. 66, Building No. 27, and the garage herewith in a Horizontal Property Regime located on the Plan of Priest Lake Condominium Townhouses, Phase 2, of record in Plat Book 4675, pages 131 and 145, 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 Amanda Spencer, an unmarried person by deed from Federal National Mortgage Association aka Fannie Mae, of record as Instrument No. 20081216-0120406 dated December 11, 2008 in the Register's Office for Davidson County, Tennessee. **The said Amanda Spencer having since married and is now known as Amanda Whitfill. Joseph M. Whitfill, husband of Amanda Whitfill, joins in the signing of this Warranty Deed to convey any marital interest he may have in the subject property.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3880 Priest Lake Drive Nashville, TN, 37217

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), her heirs and assigns forever; and I/We so 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 my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 25th day of February, 2016

Amanda Whitfill

Joseph M. Whitfill

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within Amanda Whitfill and Joseph M. Whitfill, 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 (WARRANTY DEED) for the purposes therein contained.

Witness my hand and official seal this 25th day of February, 2016

Vickie L. Noltkamper
Notary Public

My Commission Expires: 5/6/19

VICKIE L. NOLTKAMPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 6, 2019