WARRANTY DEED

ANGELA G. BATSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $301,500.00

Eva Rennegan
Affiant

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

Angela G. Batson
Notary Public

MY COMMISSION EXPIRES: 11-6-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rebekah Elliott	Rebekah Elliott	093-11-0C-003.00-CO
(NAME)	(NAME)	
119 Lea Avenue	119 Lea Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Nashville, TN 37210	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Milly Michele Ritzen, married, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Rebekah Elliott, unmarried and Jennifer Brakefiled, unmarried, tenants in common, 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 Unit No. 3, on the Plan of Rutledge House Condominiums of record in Book 6200, Page 318, as revised in Book 11700, page 26, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Milly Michele Ritzen by Quitclaim Deed from Charles A. Ritzen, an unmarried person of record in Instrument No. 20041222-0152489 Register's Office for Davidson County, Tennessee, dated December 21, 2004 and recorded on December 22, 2004, and also being the part of the same property conveyed to Charles A. Ritzen by Quitclaim Deed from Rutledge House Partners, of record in Instrument No. 20021219-0157109, Register's Office for Davidson County, Tennessee, dated December 18,2002, and recorded on December 19,2002, and also being part of the same property conveyed to Rutledge House, Ltd., by Warranty Deed from Metropolitan Development and Housing Agency, of record in Book 6715, Page 855, Register's Office for Davidson County, Tennessee, dated November 15, 1985, and recorded on November 22, 1985. The said Milly Michele Ritzen having since married.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which been prorated and assumed by the Grantee(s) herein.

THE herein described property is not now nor ever has been the principal place of residence of the grantor or the grantors spouse herein.

unimproved ☐

This is improved ☑ property, known as 119 Lea Avenue, Nashville, TN 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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.

BILL GARRETT, Davidson County
Trans:T20160017629 DEEDWARR
Recvd: 03/03/16 12:45 2 pgs
Fees:13.00 Taxes:1115.55
20160303-0020484

Witness my hand this 29th day of February, 2016.

Milly Michelle Ritzen

Milly Michelle Ritzen

STATE OF NEW YORK

COUNTY OF New York

On this 29th day of February, 2016, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Milly Michelle Ritzen**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
8/28/2017

Notary Public

PASCUAL NOBLE
Notary Public - State of New York
NO. 01NO4955272
Qualified in Kings County
My Commission Expires 8/28/17