WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of May, 2016.

Notary Public

MY COMMISSION EXPIRES: 1-8-19

(AFFIX SEAL)

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

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
David Billings	New owner	147-02-0-05200
(NAME)	(NAME)	
4815 Abbay Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, WE, Robert Dwight Ringenberg, II and Tammy N. Ringenberg, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto David Billings and Trenton Billings, husband and wife, 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. 178 on the Plan of Abbay (erroneously spelled as Abbey in prior Deed) Hall, Section II of record in Plat Book 2331, Page 38, 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 Robert Dwight Ringenberg, II and Tammy N. Ringenberg, husband and wife by Quitclaim Deed from Robert Dwight Ringenberg, II who is joined by Tammy N. Ringenberg, his wife of record, in Instrument No. 20021219-0156846 Register's Office for Davidson County, Tennessee, dated October 25, 2002 and recorded on December 19, 2002; Said property being previously conveyed to Robert Dwight Ringenberg, II by Final Decree of Divorce from Elizabeth Jane Ringenberg, dated and filed September 15, 1994 in Book 9498, Page 381, said Register's Office; Said property being previously conveyed to Robert D. Ringenberg II and wife, Elizabeth J. Ringenberg by Warranty Deed from Ralph E. Cotnoir and wife, Dianne B. Cotnoir, dated May 24, 1993 and recorded on June 1, 1993 in Book 8965, Page 954, said Register's Office.

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 have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 4815 Abbay Drive, Nashville, TN 37211

(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:T20160052049 DEEDWARR
Recvd: 06/20/16 10:24 2 pgs
Fees:13.00 Taxes:1443.00
20160620-0062299

File No.: 5114
TN Warranty Deed

Witness our hands this 27th day of May, 2016.

Robert Dwight Ringenberg II by Erin N. Ringenberg
Attorney In Fact
Robert Dwight Ringenberg, II

Tammy N. Ringenberg by Erin N. Ringenberg
Attorney In Fact
Tammy N. Ringenberg

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, Erin N. Ringenberg, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument on behalf of Robert Dwight Ringenberg, II and Tammy N. Ringenberg, acting as that person's agent and attorney in fact, and the said Erin N. Ringenberg acknowledged that they executed the foregoing instrument as agent and attorney in fact for Robert Dwight Ringenberg, II and Tammy N. Ringenberg for the purposes therein contained.

WITNESS my hand and seal, this 27th day of May, 2016.

My Commission Expires:
1-20-19

Notary Public,

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY