BILL GARRETT, Davidson County
Trans: T20160063038 DEEDWARR
Recvd: 07/22/16 08:52 3 pgs
Fees: 18.00 Taxes: 665.63
20160722-0075466

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW16379

Send Tax Bills To:
Richard Ridley
401 Alta Loma Rd
Goodlettsville TN 37072

New Owner is:
Richard Ridley
401 Alta Loma Road
Goodlettsville, TN 37072

MAP: 025-16-0-051.00

PARCEL: 051.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Allen M. Denkins and wife, Wynette S. Denkins**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Richard Ridley and wife, Robin Ridley**, hereinafter referred to as Grantee, their heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known As: 401 Alta Loma Road, Goodlettsville, TN 37072

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 1 on the Plan of Goodlettsville Heights, Section IV, as of record in Book 2133, Pages 43 and 44, Register's Office for Davidson County, Tennessee, and described as follows:

BEGINNING at a point on the westerly margin of Alta Loma Road, at the common corner of Lots 1 and 2; thence with the line between said lots westwardly 202.7 feet to a point; thence northwardly 195 feet to a concrete monument; thence eastwardly 144.8 feet to the beginning of the curve; thence along said curve southeastwardly 37.6 feet to the westerly margin of Alta Loma Road; thence with the margin of said road, along a slight curve, southwardly 126.3 feet to the beginning.

BEING the same property conveyed to Allen M. Denkins, a married man, by Warranty Deed from James Michael Maitland, dated 9/13/05 and recorded 9/19/05 in Instrument Number 20050919-0112457, Register's Office for Davidson County, Tennessee.

AMD by WSD ATP WSD
Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 15th day of July, 2016.

GRANTOR:
Allen M. Denkins by Wynette S. Denkins by attorney in fact

Allen M. Denkins by Wynette S. Denkins, his Attorney-in-Fact

Wynette S. Denkins

Wynette S. Denkins

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Wynette S. Denkins**, with whom I am personally acquainted, or proved to me to on the basis of satisfactory evidence, and who upon oath acknowledged that he/she holds a valid power of attorney executed by **Allen M. Denkins,** and acting under such power of attorney he/she executed the foregoing instrument for the purposes there in contained. Power of Attorney appearing of record in Instrument Number 20160722-0075465, of the said Register's Office of Davidson County, Tennessee.

Witness my hand and seal on this the 15th day of July, 2016.

Notary Public

My Commission Expires:

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Wynette S. Denkins**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 15th day of July, 2016.

Notary Public

My Commission Expires:_____

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

STATE OF TENNESSEE)
COUNTY OF Sumner)

The actual consideration or value, whichever is greater, for this transfer is $179,900.00.

Affiant

SWORN TO and subscribed before me this 15 day of July, 2016.

NOTARY PUBLIC

My commission expires:
June 18, 2019

JACLYN K. JENNINGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER