WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, ~~$0.00~~ 150,000.00

Affiant

Subscribed and sworn to before me this 28 day of July, 2016

Notary Public
My Commission expires: Erin Kilouac 8-5-18
(Affix Seal)

ERIN KILOUAC STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Amanda Dean Trustee, of The 1110 Stainback Avenue Trust	SAME	082-03-0-333.00
P O Box 160772		
Nashville, TN 37216		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Robert Ridley, Evelyn Adkerson, and Michael Ridley**, hereinafter called the GRANTORS, do hereby bargain, sell, convey and confirm unto **Amanda Dean, as Trustee of the 1110 Stainback Avenue Trust**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 95 on the Plan of Sharpe and Horn's first addition to Northeast Nashville, of record in Book 57, Page 152, Register's Office for said County.

Said Lot No. 95 fronts 50 feet on the westerly side of Stainback Avenue and runs back between parallel lines 160 feet, more or less, to an alley.

Being the same property conveyed to Dorothy Adkinson and Robert Ridley, both unmarried from Sandria webb Kirby, unmarried by Warranty Deed on September 11, 1991, of record in Book 8443, Page 874, Register's Office for Davidson County, Tennessee. Dorothy Adkinson having deceased on May 2, 2011 and property being conveyed to her heirs at law, being Robert Ridley, Evelyn Adkerson and Michael Ridley by Affidavit of Heirship of record in Instrument # 20160808-0082065, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2016 in the estimated amount of $902.07 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 082-03-0-333.00, which are not due until 10/1/2016.
- Subject to all matters as shown on the Plan of record in Plat Book 57, Page 152, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1110 Stainback Avenue, Nashville, TN 37207**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

BILL GARRETT, Davidson County
Trans:T20160068245 DEEDWARR
Recvd: 08/08/16 11:03 2 pgs
Fees:13.00 Taxes:555.00
20160808-0082066

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 our hands this July 28, 2016.

Robert Ridley
Robert Ridley

Evelyn Adkerson
Evelyn Adkerson

Michael Ridley
Michael Ridley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Robert Ridley, EverlynAdkerson and Michael Ridley, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 28, 2016

My commission expires 5-24-17

Julie Cooper
Notary Public

JULIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.