BILL GARRETT, Davidson County
Trans:T20160073301 DEEDWARR
Recvd: 08/23/16 08:39 2 pgs
Fees:13.00 Taxes:773.30
20160823-0087860

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203

File No.: M165192

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $209,000.00

Affiant

Subscribed and sworn to before me, this the 16th day of Aug., 2016.

Notary Public

My Commission Expires: 10/19/18

Emily Kornbau State of Tennessee Notary Public Sumner County My Commission Expires June 19, 2018

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Candace Ridley Terri Ridley 5087 Preserve Blvd Antioch, TN 37013	Ameris Bank 1800 Parkway Place, Suite 820 Marietta, GA 30067	175-6-A-35.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Benjamin C. Mounsey and Rebecca E. Mounsey husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Candace Ridley and Terri Ridley, joint tenants** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 35 (Thirty Five) on the plan of Final Plat, Section I, The Preserve at Old Hickory, "Cluster Lot Subdivision", according to plat and survey appearing of record in Instrument Number 20060824-0104545, of the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Benjamin C. Mounsey and Rebecca E. Mounsey, husband and wife by Warranty Deed from Old South Properties, Inc., a Tennessee corporation, dated July 6, 2007, recorded July 10, 2007, of record in Instrument No. 20070710-0082295, Register's Office for Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: **5087 Preserve Boulevard, Antioch, TN,37013**

This conveyance is made subject to (1.) Property taxes for the year 2016 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantors paying their prorated share thereof to the Grantees who will be responsible for payment of said taxes; (2.) all applicable zoning ordinances; (3.) utility, sewer, drainage and other easements of record; (4.) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; (5.) building restrictions, and (6.) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16 day of August, 2016.

Benjamin C. Mounsey
Benjamin C. Mounsey

Rebecca E. Mounsey
Rebecca E. Mounsey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Benjamin C. Mounsey and Rebecca E. Mounsey husband and wife**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 16 day of August, 2016.

Jessica Lascelle
Notary Public

My Commission expires: 10-18-16

JESSICA LASCELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016