(1)

Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,290,000.00.

Affiant

Subscribed and sworn to before me this 22nd day of August, 2016.

Notary Public
My Commission Expires: _____

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 03-15-2020

BILL GARRETT, Davidson County
Trans:T20160073364 DEEDWARR
Recvd: 08/23/16 09:30 2 pgs
Fees:13.00 Taxes:4773.00
20160823-0087925

16-0529

Address of New Owner:	Send Tax Bills to:	Tax Information:
Lane Thomas	Same	158-04-0A-
5 Annadale		158-04-0A-002.00-CO
Nashville, TN 37215		

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Thomas J. Ritter and wife, Krista G. Ritter,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Michael Lane Thomas and Julie Bynum Thomas, Husband and wife,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Otter Wood, Section One, of record in Book 6900, Page 331, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 232.84 feet on the Westerly margin of Annandale and extends back 261.5 feet on the Southerly line and 231.92 feet on the Northerly line to a dead line in the rear measuring 127.61 feet thereon.

Being the same property conveyed to Thomas J. Ritter and wife, Krista G. Ritter by General Warranty deed from Otter Wood, Ltd., a Tennessee Limited Partnership of record in Book 7284, page 701, Register's Office for Davidson County, Tennessee, dated July 01, 1987 and recorded on July 01, 1987. (Value or consideration shown in aforementioned deed $95,545.00.) Being also known as 5 Annadale Nashville, Tennessee 37215.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **5 Annadale, Nashville, TN 37215.**

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.

Witness our hands this 22nd day of August, 2016.

Thomas J. Ritter

Krista G. Ritter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Thomas J. Ritter and wife, Krista G. Ritter**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 22nd day of August, 2016.

Larry N. Westbrook, Notary Public
State of Tennessee at Large
My Commission Expires: 04/01/17

