Davidson County DEEDWARR
Recvd: 08/23/16 12:26 3 pgs
Fees:18.00 Taxes:693.75
20160823-0088070

Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 106
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $187,500.00.

Affiant

HILLARY A. PATE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires April 6, 2020

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

Notary Public
My commission expires: 04/06/2020

07-1608-86491

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Eric Giroux 3312 Shakertown Court Antioch TN 37013		150-03-0-056.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **James R. Ritchie, Jr., unmarried**, hereinafter referred to as Grantor, have bargained and sold, and do hereby transfer and convey to **Eric W. Giroux, a single man**, hereinafter called the Grantee, their successors 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. 39, on the Plan of Section Two, The Country, of record in Book 5050, Page 40, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James R. Ritchie, Jr.,unmarried by deed from Timothy D. Curtis and wife, Kara L. Curtis, dated June 27, 2007, recorded July 5, 2007, of record in Instrument No. 20070705-0079723, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3312 Shakertown Court, Antioch, TN 37013.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs, successors and assigns, forever. Grantor covenant with Grantee that Grantor are lawfully seised 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. Grantor do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, 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 my hand this 22 day of August, 2016.

James R. Ritchie, Jr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **James R. Ritchie, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 22nd day of August, 2016.

State of Tennessee at Large

My Commission expires: 04/06/2020

HILLARY A. PATE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires April 6, 2020

True Copy Certification

I, Jessica Jaimes, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Hillary A. Pate, a notary public for this county and state, Jessica Jaimes, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Hillary A. Pate

Notary's Signature

My Commission Expires: 04/06/2020

{Notary' Seal}

HILLARY A. PATE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires April 6, 2020