Map/Parcel 141-06-0D-138.00-CO

This Instrument Was Prepared By:
Benjamin W. Weigel, Attorney
WILLIAMSON COUNTY ESCROW AND TITLE, INC.
133 Holiday Court, Suite 208
Franklin, TN 37067
(615) 794-8780

BILL GARRETT, Davidson County
Trans: T20160103910 DEEDWARR
Recvd: 11/23/16 14:31 2 pgs
Fees: 13.00 Taxes: 629.00
20161123-0123990

Send Tax Bills To:

SAME AS NEW OWNER

New Owner:
Natalie Marie Chappell
3371 Harpeth Springs Dr.
Nashville, TN 37221

Mortgagee:

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 which is hereby acknowledged, Amanda M. Milam Ricciardi, a married woman, Grantor, has bargained and sold and by these presents does transfer and convey unto Natalie Marie Chappell, an unmarried woman, Grantee, her heirs and assigns, the property located in Davidson County, Tennessee being described as follows:

Being Lot No. 138 on the Plan of Riverbridge Community, a Planned Unit Development of record in Plat at Instrument No. 20030213-0019999, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Amanda M. Milam, unmarried by Warranty Deed from Beazer Homes Corporation, doing business as Phillip Builders, a Tennessee corporation, of record in Instrument No. 20041005-119800, the Register's Office for Davidson County, Tennessee, dated November 29, 2004 and recorded on October 5, 2004.

This is ( ) unimproved (X) improved property with an address of 3371 Harpeth Springs Drive, Nashville, Tennessee 37221. The property is not the primary residence of Grantor.

TO HAVE AND TO HOLD the said property, together with all improvements and appurtenances thereunto belonging unto the said Grantee, her heirs and assigns forever.

AND GRANTOR DOES COVENANT with the said Grantee that she is are lawfully seized and possessed of said property in fee simple, has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except all matters of record including but not limited to easements, covenants, by-laws, charters, plans and restrictions.

AND GRANTOR DOES FURTHER COVENANT and bind herself, her heirs and representatives, to warrant and forever defend the title to said property, to the said Grantee, her heirs and assigns, against the lawful claims and demands of all persons whomsoever.

Jason Ricciardi, spouse of Amanda M. Milam Ricciardi, hereby joins in the execution of this instrument for the purposes of conveying any and all right, title and interest he may have in said property

by reason of his marital status, or otherwise, to the Grantee, her heirs and assigns.

WITNESS our hand on this the 21 day of November, 2016.

Amanda M. Milam Ricciardi

Jason Ricciardi

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Amanda M. Milam Ricciardi and husband,Jason Ricciardi with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, on this 21st day of November, 2016.

NOTARY PUBLIC

My Commission Expires: 3-3-2020

HILLARY D SECKMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is One Hundred Seventy Thousand and no/100 ($170,000.00) dollars which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed before me this 21st day of November 2016.

NOTARY PUBLIC

My Commission Expires: 3-3-2020

HILLARY D SECKMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY