BILL GARRETT, Davidson County
Trans:T20170032584 DEEDWARR
Recvd: 04/18/17 14:20 2 pgs
Fees:13.00 Taxes:303.40
20170418-0037910

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $82,000.00

Affiant

Subscribed and sworn to before me, this 7th day of April, 2017

Notary Public
My commission expires: 1-24-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Address of New Owner:	Send Tax Bills to:	Tax Information
The Tarragon Trail Trust Po Box 160772 Nashville, TN 37216	← Same	148-08-0-176.00

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(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lora Ritchey Russell and Michael Patrick Ritchey,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Trey Cain Trustee of The Tarragon Trail Trust,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 10 on the second Revised Plan of Terragon Trails, Section Five, of record in Book 5200, Page 18, Register's Office for Davidson County, Tennessee.

Said Lot No. 10 fronts 66.15 feet on the westerly side of Terragon Trail and extends back between parallel lines 130 feet to a dead line.

Being the same property conveyed to Lora (Ritchey) Russell and Michael Patrick Ritchey, as joint tenants with right of survivorship, by Quitclaim Deed from Lora B. Martin, a widow, and Lora J. Ritchey dated October 14, 2003 of record as Instrument No. 20031014-0152156, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Joseph L. Martin, Jr. and wife, Lora B. Martin, and Lora Martin Ritchey by Warranty Deed from Ronald Paul Hamilton and wife, Kathleen A. Hamilton, dated March 31, 1979 of record in Book 5412, Page 996, Register's Office for Davidson County, Tennessee.
The said Joseph L. Martin, Jr. having since died leaving his wife, Lora B. Martin surviving as tenant by the entirety with right of survivorship.

Being also known as 4740 Terragon Trails, Antioch, Tennessee 37013.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 4740 Terragon Trail, 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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set

out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 the 7th day of April, 2017.

Lora Ritchey Russell

Michael Patrick Ritchey

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Lora Ritchey Russell and Michael Patrick Ritchey,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 7th day of April, 2017.

Notary Public

My Commission expires: 1-24-21

FILE NO: 2017035120

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD