THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 17041448**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $453,000.00 Affiant Subscribed and sworn to before me, this 3rd day of May, 2017. Notary Public My Commission Expires: 11/3/2017

Julie Hamilton
State of Tennessee Notary Public
Davidson County

BILL GARRETT, Davidson County
Trans:T20170039479 DEEDWARR
Recvd: 05/09/17 13:27 2 pgs
Fees:13.00 Taxes:1676.10
20170509-0046037

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Thomas Ritter and Alexandra Ritter 122 Allendale Drive Nashville TN 37205	New Owner	Tax Parcel ID No. 115-16-0-091.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Matthew Ross and Laurel Ross, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Thomas Michael Ritter and Alexandra Lynn Ritter, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 44, as shown on the map entitled West Meade Farms Section 3, of record in Plat Book 1835, page 4, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to MATTHEW ROSS and wife, LAUREL ROSS, by deed from J. DOUGLAS SIMPSON and wife, RISA SIMPSON, of record in Instrument No. 20090217-0013228, dated February 13, 2009, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 115-16-0-091.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 1835, page 4, said Register's Office.

This is improved property located at 122 Allendale Drive Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and

binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 3rd day of May, 2017.

Matthew Ross

Laurel Ross

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Matthew Ross and Laurel Ross, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of May, 2017.

Notary Public

My Commission Expires: 9/10/18

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018