PREPARED BY & RETURN TO:

1ST QUALITY TITLE, LLC
661 LONE OAK ROAD
MT. JULIET, TN 37122

BILL GARRETT, Davidson County
Trans:T20170045095 DEEDWARR
Recvd: 05/26/17 13:14 2 pgs
Fees:13.00 Taxes:481.00
20170526-0052775

WARRANTY DEED

FOR AND IN CONSIDERATION the sum of ONE DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, Sarah Ann Ridings has this day bargained and sold and does hereby transfer and convey unto Mark E Ridings, his heirs and assigns, forever, that certain parcel of real estate located in Davidson County, the state of Tennessee, and being described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 48 on the Plan of Cottage Place Condominiums, according to the Master Deed of record in Book 6520, Page 745, Register's Office for Davidson County, Tennessee, and Plan in Book 6520, Page 816 through 823, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Sarah Ann Ridings by Warranty Deed from Hillard H. Hester and wife, Clare L. Hester dated January 31, 1989 of record in Record Book 7763, Page 799, Register's Office for Davidson County, Tennessee.

This is improved property known as 230 Cottage Place, Nashville, TN 37214.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Mark E Ridings, his heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate and that it has a good right to convey the same and that it is unencumbered, except as otherwise herein set out, and except for the lien of the current years taxes.

The undersigned further covenants and binds itself, its successors and assigns, to forever warrant and defend the title to said real estate to the Grantee, his heirs and assigns, against the lawful claims of all person, whomsoever.

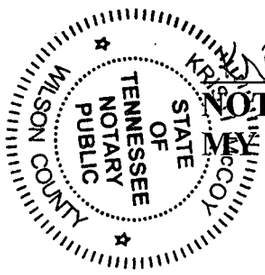
WITNESS OUR HANDS THIS THE 17th day of May, 2017.

X Sarah A. Ridings
Sarah Ann Ridings

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the state and county mentioned, personally appeared Sarah Ann Ridings with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the within named bargainor(s), executed the foregoing instrument for the purposes therein contained.

Witness my hand this 17th day of May, 2017.



Kristi McCoy
NOTARY PUBLIC
MY COMMISSION EXPIRES 3/27/19

AFFIDAVIT

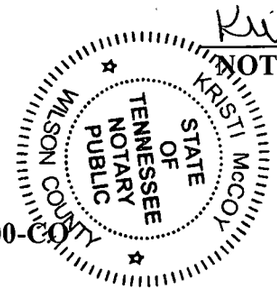
I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $130,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

X _____
Affiant

Subscribed and sworn to before me this 17th day of May, 2017.

Kristi McCoy
NOTARY PUBLIC

My Commission Expires:
3/27/19



3/27/19

Map & Parcel No.: 095-02-0-A-230.00-CO

Name and address of new owner:
Send tax bills to:
Mark E Ridings
230 Cottage Place
Nashville, TN 37214