WARRANTY DEED

28520

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $485,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME; THIS THE 31st DAY OF MAY, 2017.

(Affix Seal) Notary Public

My Commission Expires: _____

ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
198 EAST MAIN STREET, STE 200
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Andrew J. Ritter	New Owner	Map/Parcel
1708 Nottingham Place		142160A10900CO
Nashville, TN 37221		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, JONAS RODRIGUEZ AND WIFE, ANN CROCKETT RODRIGUEZ, hereinafter called the GRANTORS, have bargained and sold, and by these presents do hereby transfer and convey unto ANDREW J. RITTER AND KANEIL RITTER, HUSBAND AND WIFE, hereinafter called the GRANTEES, their heirs and assigns, that 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. 109 on the Plan of Phase Three of Devon Park as of record in Plat Book 6900, page 52, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Jonas Michael Rodriguez and wife, Ann Crockett Rodriguez by Warranty Deed from Robert E. Hull, a married man, dated January 10, 2011, of record in Instrument No. 20110112-0003294, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Davidson County taxes for the year 2017 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTORS paying their prorata part thereof to GRANTEES, who will be responsible for payment of said taxes when they become due and payable.
2. All matters appearing on the Plan of Devon Park Subdivision, Phase 3, of record in Plat Book 6900, page 52, Register's Office for Davidson County, Tennessee.
3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6176, page 7 and Book 6967, page 156, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20170047397 DEEDWARR
Recvd: 06/05/17 10:47 2 pgs
Fees:13.00 Taxes:1794.50
20170605-0055738

4. Subject to By-Laws of Devon Park Homeowners Association of record in Book 8276, page 53; and Charter of Incorporation of Devon Park Homeowners Association of record in Book 7372, page 862, Register's Office for Davidson County, Tennessee.
5. Subject to Easement for water line of record in Book 5473, page 175 and Storm Water Detention Agreement of record in Book 6145, page 252 and Book 6908, page 59, said Register's Office.

This is IMPROVED property known as 1708 Nottingham Place, Nashville, Tennessee 37221

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, his heirs and assigns forever; and the GRANTORS, do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and they do further covenant and bind themselves, their heirs and/or assigns, to warrant and forever defend the title to the said land to the said GRANTEES, 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 our hands this 29th day of May, 2017:

Jonas Rodriguez

Jonas Rodriguez

Ann Crockett Rodriguez

Ann Crockett Rodriguez

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Jonas Rodriguez, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of May, 2017:

Laurie Mathis Harris

Notary Public

LAURIE M. HARRIS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My commission expires: 3-25-18

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Ann Crockett Rodriguez, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of May, 2017:

Laurie Mathis Harris

Notary Public

LAURIE M. HARRIS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My commission expires: 3-25-18