WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF JUNE, 2017.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

KARA L. WALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

K-FSBO-17-6638

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sharrie Teresa Ridings and Mickey J. Ridings	**First Tennessee Bank**	
(NAME) **6638 Sunnywood Drive**	(NAME) **P.O. Box 132**	**181-01-0B-304.00-CO**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) **Memphis, TN 38101**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **STEVEN N. DERZANOVICH, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SHARRIE TERESA RIDINGS AND MICKEY J. RIDINGS,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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. 69 on the Plan of Section Two, Phase Three, 2nd Addition to Sugar Valley, a RS10 Cluster Lot Subdivision of record in Plat at Instrument No. 20140506-0038378, 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 Steven N. Derzanovich, married by Warranty Deed from On Point Construction Company, Inc., a Tennessee Corporation of record in Instrument No. 20150129-0008474 Register's Office for Davidson County, Tennessee, dated January 28, 2015 and recorded on January 29, 2015.

This conveyance is subject to:
- Taxes for the year 2017.
- All matters shown on the Plan of record as Instrument Number 20140506-0038378, Register's Office of Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 11069, Page 14, and as made applicable in Instrument No. 20140430-0036256, Register's Office for Davidson County, Tennessee.
- Charter of Sugar Valley Homeowner's Association, Inc. of record in Book 11069, Page 6, in the Register's Office for Davidson County, Tennessee.
- Subject to Deeds of Conveyance of Open Space to Sugar Valley Homeowner's Association of record in Instrument Number 20000425-0041128, Instrument No. 20140808-071504, Instrument No. 20100225-0014274, and in Instrument No. 20130711-0071995, in the Register's Office for Davidson County, Tennessee.
- By-Laws of Sugar Valley Homeowner's Association, RS10 Cluster Lot Subdivision Homeowners' Association of record in Book 11069, Page 24, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewers Easements of record in Book 9487, Page 901 & 904, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20060809-0097605, in the Register's Office for Davidson County, Tennessee.
- General Warranty Deed executed by Gulf Interstate Gas Company of record in Book 2875, Page 299, in the Register's Office for Davidson County, Tennessee.
- Subject to Right of Way Easement to Gulf Interstate Gas Company of record in Book 2203, Page 579 and in Book 2244, Page 11., in the Register's Office for Davidson County, Tennessee.
- Subject to perpetual Easement for Entrance Wall of record in Instrument Number 20040205-0014018, in the Register's Office for Davidson County, Tennessee.
- Slope Easement contained of record in Instrument Number 20070725-0088276, in the Register's Office for Davidson County, Tennessee.
- Right-of-Way Dedication of record in Instrument Number 20130912-0096423, in the Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20170050661 DEEDWARR
Recvd: 06/14/17 09:32 2 pgs
Fees:13.00 Taxes:1128.50
20170614-0059520

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6638 Sunnywood Drive , Nashville, Tennessee 37211**.

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; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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/our hand(s) this the 9th DAY OF JUNE, 2017.

Steven N. Derzanovich

Kate Lynn Derzanovich, spouse of Steven N. Derzanovich, hereby joins in this conveyance and does transfer and convey any and all marital interest Kate Lynn Derzanovich may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEVEN N. DERZANOVICH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of June, 2017.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATE LYNN DERZANOVICH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of June, 2017.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212