WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/01/17 12:45 3 pgs
Fees:18.00 Taxes:1272.43
20170801-0078023

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $343,900.00.

Affiant

Subscribed and sworn to me on 08/01/17.

NOTARY PUBLIC
My Commission Expires: 11-6-2017

BRENDA ZITZMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Ryan L. Abbott 605 River Ridge Ct Nashville, TN 37221	SecurityNational Mortgage Company 5300 South 360 West #150 Murray, UT 84123	141-15-0B-022.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Jerald Jay Studdard, an unmarried man, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Ryan L. Abbott and Colleen G. Abbott, husband and wife, hereinafter called **"GRANTEES,"** their successors 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. 290 on the Plan of Rolling River Estates, Section Two, Resubdivision of Lots 290 thru 295 of record in Plat Book 5210, page 180, in the Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 290 fronts 108 feet on the southwesterly margin of River Ridge Court and extends back 235.64 feet on the northwesterly line and 239.16 feet on the broken southeasterly line to a point of intersection.
>
> Being the same property conveyed to Jerald Jay Studdard, unmarried, by Warranty Deed from Rebecca B. Ringenberg, unmarried, of record in Instrument No. 20150202-0009539, Register's Office for Davidson County, Tennessee.

☐ This is Improved property, known as 605 River Ridge Ct Nashville, TN 37221

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever, and GRANTOR does covenant with the said GRANTEES they 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; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 on 08/01/17.

Jerald Jay Studdard

Jerald Jay Studdard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 08/01/17, before me personally appeared **Jerald Jay Studdard**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that he/ she executed the same as his free act and deed.

Witness my hand and official seal on 08/01/17.

NOTARY PUBLIC

My Commission Expires: 11-6-2017

BRENDA ZITZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Zitzman, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRENDA ZITZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 11-6-2017