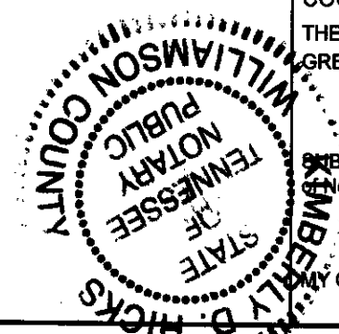
WARRANTY DEED

Bill Garrett Davidson County
Batch# 34196 DEEDWARR
12/06/2017 02:03:25 PM 2 pgs
Fees: $13.00 Taxes: $1,147.00

20171206-0124606



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of November, 2017.

Notary Public

MY COMMISSION EXPIRES: 3-25-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ridgemont Homes, LLC	NEW OWNER	103-06-0-226.00
(NAME)	(NAME)	
7123 Crossroads Blvd.		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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 considerations, the receipt of which is hereby acknowledged, we, **Nell Frosh Haggard, married** , hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Ridgemont Homes, LLC, a Tennessee limited liability company** , hereinafter called the GRANTEE(S), their heirs and/or assigns, a 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. 27, on the plan of BROOKSIDE COURT, of record in Plat Book 1424, Page 145, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Nell Frosh Haggard, married by Warranty Deed dated 06/30/2005 from Roy L. Smith, Earline Burton, Alice Virginia Gritzmacher, Floyd J. Smith and Dick Smith, as the heirs-at-law of Pauline Smith of record in Instrument 20050713-0081408, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters as set forth per Plat Book 1424, Page 145, Register's Office for Davidson County, Tennessee.
County of Davidson taxes for the year 2018 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☐ property, known as 5541 Knob Road, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/or 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/or 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 hand this 30th day of November, 2017.

Nell Frosh Haggard

Nell Frosh Haggard

State of Tennessee
County of Williamson

Personally appeared before me Nell Frosh Haggard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of November, 2017.

Notary Public
My Commission Expires: 11/14/21

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064

THOMAS SIDWELL K. NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY