Bill Garrett Davidson County
Batch# 49351 DEEDWARR
01/19/2018 03:09:56 PM 3 pgs
Fees: $18.00 Taxes: $1,905.50
20180119-0006004

Warranty Deed

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $515,000.00.

Lauren Coats
Affiant

Subscribed and sworn to before me, this the 17th day of January, 2018.

Notary Public

My commission expires: 5/3/21

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Eric Nystrom	ACCESS NATIONAL MTG	
1025 11th Avenue South	1800 ROBERT FULTON DR STE 350	105-09-0J-001.00-CO
Nashville, TN 37203	RESTON, VA 20191	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **WESLEY G. RITCHIE, MARRIED* AND ALLISON C. RITCHIE NKA ALLISON RITCHIE SIMS, MARRIED***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ERIC NYSTROM, MARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND 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 Unit Number 1 on the Plan of Belmont Close Town homes, shown in the declaration of covenants, conditions and restrictions for Belmont Close Town Homes of Record in Instrument Number 20120928-0088601, 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 Wesley G. Ritchie, unmarried and Allison C. Ritchie, unmarried by Warranty deed from Jason M. Eads and Lauren M. Eads, husband and wife of record in Instrument No. 20140723-0065383 Register's Office for Davidson County, Tennessee, dated July 11, 2014 and recorded on July 23, 2014.

**Grantor(s) warrant that he/she//they never lived in the subject property as a married person(s) and that the subject property is not subject to any homestead, dower, or other marital rights or interests.*

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1308 Wedgewood Avenue, Nashville, TN 37212.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 17th day of January, 2018.

Wesley G. Ritchie

Allison C. Ritchie NKA Allison Ritchie Sims

STATE OF TEXAS
COUNTY OF TRAVIS

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

Witness my hand and seal this the 17th day of January, 2018.

Notary Public

My Commission Expires:

JESSICA SLONE
NOTARY PUBLIC - STATE OF TEXAS
ID# 130961592
COMM. EXP. 01-13-2021

STATE OF TEXAS
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Allison C. Ritchie NKA Allison Ritchie Sims, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 17th day of January, 2018.

Notary Public

My Commission Expires:

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 17th day of January, 2018.

Wesley G. Ritchie

Allison Ritchie Sims
Allison C. Ritchie NKA Allison Ritchie Sims

STATE OF TEXAS
COUNTY OF _____

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

Witness my hand and seal this the 17th day of January, 2018.

Notary Public

My Commission Expires:

STATE OF TEXAS
COUNTY OF Tarrant

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Allison C. Ritchie NKA Allison Ritchie Sims, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 17th day of January, 2018.

Notary Public

My Commission Expires: 10/07/2018

LEAH BOCANEGRA
Notary Public
STATE OF TEXAS
My Comm. Exp. 10/07/2018
ID# 129985578