Prepared by

CBC Title & Escrow

813 South Broadway * Phone (615) 323-1070**
Portland, Tennessee 37148

Bill Garrett Davidson County
Batch# 65826 **DEEDWARR**
03/06/2018 12:18:18 PM 2 pgs
Fees: $13.00 Taxes: $832.50
20180306-0021054

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT, Richard Ridley and Robin Ridley, Husband and wife, hereinafter referred to as Grantor(s) for and in consideration of the sum of TEN ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, has/have bargained and sold and by these presents does/do hereby bargain, sell, transfer and convey unto Jeff Steinhilber and Abby Steinhilber, Husband and wife, hereinafter referred to as Grantee(s) in the State aforesaid, the receipt of which is hereby acknowledged, and unto the said Grantee(s), their heirs, successors, and assigns forever, the following tract of land situated in Davidson County, Tennessee, with same being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Goodlettsville Heights, Section VI, as of record in Book 2133, Page 43 and 44, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point on the westerly margin of Alta Loma Road, at the common corner of Lots 1 and 2; thence with the line between said lots westwardly 202.7 feet to a point; thence northwardly 195 feet to a concrete monument; thence eastwardly 144.8 feet to the beginning of the curve; thence along said curve southeastwardly 37.6 feet to the westerly margin of Alta Loma Road; thence with the margin of said margin of said road, along a slight curve, southwardly 126.3 feet to the beginning.

This is the same property designated as Map 025, Group 16, Parcel 051.00 in the Tax Assessor's Office in Davidson County Tennessee.

Being the same property conveyed to Richard Ridley and wife, Robin Ridley by Warranty Deed of record at Instrument No. 20160722-0075466, Register's Office for Davidson County, Tennessee.

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said Grantee(s), their heirs and assigns forever.

AND THE GRANTOR(S) does/do hereby covenant with the said Grantee(s) that they are/is lawfully seized in fee of the aforedescribed real estate; that they has/have a good right to sell and convey the same; that the same is unencumbered except for reservations, restrictions, covenants and easements of record **[*INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING*: Subject to plan of record in Book 2133, page 43 and subject to restrictive covenants of record in Book 2147, page 53, all in the Register's Office for Davidson County, Tennesee.** Also subject to any and all easements and encroachments apparent from an inspection of the property and the **2018** property taxes, which the above named Grantee(s) hereby assume(s) and agree(s) to pay.

AND THAT TITLE and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

WITNESS, my Hand and Seal this 27th day of February, 2018.

Richard Ridley

Robin Ridley

State of Tennessee
County of Sumner

On this the 27th day of February, 2018, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Richard Ridley and Robin Ridley to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notarial Seal at office the day and year above written.

JESSICA J HUNTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

My Commission Expires: 4/22/2024

Notary Public

AFFIDAVIT OF VALUE

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief the actual consideration for this transfer or value of the property transferred whichever is greater is $225,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

JESSICA J HUNTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

Affiant

SWORN TO AND SUBSCRIBED before me, this the 27th day of February, 2018.

Notary Public

My Commission Expires: 4/22/2024

MAIL TAX BILLS AND DEED TO:

Jeff Steinhilber
401 Alta Loma Rd
Goodlettsville TN 37072.

File No.: 188660

NEW PROPERTY OWNER AND PROPERTY ADDRESS:
Jeff Steinhilber
401 Alta Loma Road
Goodlettsville, TN 37072