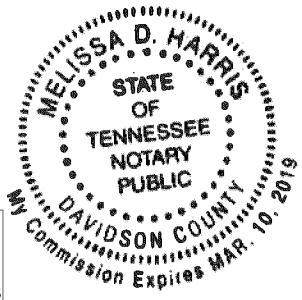
WARRANTY DEED



Bill Garrett Davidson County
Batch# 93095 DEEDWARR
05/16/2018 12:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,310.17
20180516-0046785

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $354,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF MAY, 2018.

Melissa D. Harris
Notary Public

MY COMMISSION EXPIRES: 03/10/2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 2323 21st Avenue, S., Ste. 502, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph Scott Ritter and Kimberly K. Ritter	Same as new owner	104-06-0J-005.00 CO
(NAME)	(NAME)	
3 Kristen Ct.		
(ADDRESS)	(ADDRESS)	
Somerset, NJ 08873		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, COLIN J. CARNAHAN, TRUSTEE OF THE COLIN J. CARNAHAN REVOCABLE LIVING TRUST, UNDER AGREETMENT DATED DECEMBER 2, 2014, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO JOSEPH SCOTT RITTER AND KIMBERLY K. RITTER, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTEES, 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 No. 5, as shown on the map entitled Condominium Site Plan of 111 Place Condominiums, of record in Book 6200, page 195, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to COLIN CARNAHAN, UNMARRIED, by deed from SUSAN PASSALAQUA, UNMARRIED, of record in Instrument No. 20000404-0033820, dated March 31, 2000, said Register's Office. Being further conveyed to COLIN J. CARNAHAN, TRUSTEE, COLIN J. CARNAHAN REVOCABLE LIVING TRUST AGREEMENT DATED DECEMBER 2, 2014, by quitclaim deed from COLIN CARNAHAN, A MARRIED MAN, of record in Instrument No. 20141205-0111460, dated December 2, 2014, said Register's Office.

This conveyance is subject to: 2018 property taxes which are due and payable, but not yet a lien; all matters as shown on the map entitled Condominium Site Plan of 111 Place Condominiums, of record in Book 6200, page 195, Register's Office for said County; and any and all restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 111 33rd Avenue, S., #202, Nashville, TN 37212

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 15th day of May, 2018.

Colin J. Carnahan Revocable Living Trust, u/a/d December 2, 2014

Colin J. Carnahan, Trustee

Colin J. Carnahan, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Colin J. Carnahan, Trustee of the Colin J. Carnahan Revocable Living Trust, under agreement dated December 2, 2014, 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 executed the within instrument for the purposes therein contained

Witness my hand and official seal at Nashville, TN, this 15th day of May, 2018.

Notary Public

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1/3/22

True Copy Certification

I, Paul F. Soper, 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 is 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, Tricia Ball, a notary public for this county and state, Paul F. Soper who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/7/21
Notary' Seal (if on paper)

TRICIA BALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY