STATE OF Tennessee
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $258,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF May, 2018.

Notary Public
MY COMMISSION EXPIRES: 6-15-19
File No. G18-1921D

TERESA TAYLOR
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Bill Garrett Davidson County
Batch# 96692 DEEDWARR
05/24/2018 04:21:30 PM 3 pgs
Fees: $18.00 Taxes: $954.60
20180524-0050078

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Ryan D. Edgerton, an unmarried man (NAME) 5328 Hunters Ridge (STREET ADDRESS) Nashville, TN 37211 (CITY) (STATE) (ZIP)	Regions Bank d/b/a Regions Mortgage 2050 Parkway Office Circle Birmingham, AL 35244	161-10-0A-135.00-CO

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Aaron R. Goletz and Anna Goletz, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ryan D. Edgerton, an unmarried man**, 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 Lot No. 111 on the plan of VILLAGES OF BRENTWOOD, PHASE TWO, as shown by plat of record in Plat Book 6250, Page 169, as amended by Surveyor's Certificate of Correction in Book 8484, page 140, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Aaron R. Goletz, and Wife, Anna Goletz from Robert M. Fernandez, and Wife, Mindy Fernandez, by Deed dated March 22, 2012, as Instrument No. 20120323-0024909, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 6250, page 169, and corrected by Book 8484, page 140, Register's Office for Davidson County, Tennessee.
2. Restrictions as recorded in Book 11526, page 579, and Amended in Instrument Number 20000606-0056066 Register's Office for Davidson County, Tennessee.
3. Order of Possession to Piedmont Natural Gas Company as recorded in Instrument Number 20130419-0039360, Register's Office for Davidson County, Tennessee.
4. Consent Judgment and Final Decree as recorded in Instrument Number 20160923-0100757, Register's Office for Davidson County, Tennessee.
5. Charter of Homeowner's Association of record in Book 6158, page 352, Register's Office for Davidson County, Tennessee.

The 2017 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 5328 Hunters Ridge, Nashville, TN 37211.

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. Whenever 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/our hand(s) this 24th day of May, 2018.

Aaron R. Goletz — May 24, 2018 Date

Anna Goletz — May 24, 2018 Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Aaron R. Goletz and Anna Goletz, husband and wife, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 24th day of May, 2018.

My Commission Expires: 3/21/22

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

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

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, **Tammy McCauley**, a notary public for this county and state, **Teresa Taylor** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 8/22/21

Notary Seal

Tammy McCauley
State of Tennessee Notary Public
Rutherford Co., TN