Bill Garrett Davidson County
Batch# 101901 **DEEDWARR**
06/07/2018 10:21:26 AM 2 pgs
Fees: $13.00 Taxes: $1,294.63

20180607-0054709

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Dickson

The actual consideration or value, whichever is greater, for this transfer is $349,900.00.

Affiant

Subscribed and sworn to before me, this 24th day of May, 2018.

Notary Public

My commission expires: 7/21/2020

COURTNEY ALLBERT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON
My Comm. Expires 07/21/2020

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
305-B Indian Lake Blvd., Suite 220, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Nathan Alger	JP Morgan Chase Bank, N.A.	126-16-0A-518.00-CO
7205 Riverfront Dr	1111 Polaris Parkway	
Nashville, TN 37221	Columbus, OH 43240-2050	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Jason A. Ridinger and Laura A. Ridinger, fka Laura A. Giles, husband and wife

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Nathan Alger and Yuranny Prince Aguilar, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 293 on the Plan of Final Plat, Riverwalk, Phase 3C of record in Plat at Instrument No. 20050706-0077607, as corrected by Surveyor's Certificates of Correction in Instrument No. 20060104-0001187 and Instrument No. 20070330-0038464 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 Jason A. Ridinger and Laura A. Giles by Warranty deed from Stephen G. Brown and wife, Melissa A. Brown of record in Instrument No. 20150406-0029885 Register's Office for Davidson County, Tennessee, dated March 30, 2015 ; the said Laura A. Giles having since married Jason A Ridinger and now being know as Laura A Ridinger.

This is improved property known as **7205 Riverfront Dr, Nashville, TN 37221.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 24th day of May, 2018.

Jason A. Ridinger

Laura A. Ridinger fka Laura A. Giles

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Jason A. Ridinger and Laura A. Ridinger, fka Laura A. Giles, 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, and who swore to the statements made above and subscribed their names above.

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

Notary Public
My Commission Expires: 11/19/2018

SolomonParks File No. 18-001138-526

JONATHAN R. MEDLEY STATE OF TENNESSEE NOTARY PUBLIC WHITE COUNTY