Bill Garrett Davidson County
Batch# 115647 DEEDWARR
07/12/2018 10:50:46 AM 2 pgs
Fees: $13.00 Taxes: $462.50
20180712-0067485

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Drive, S-290
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ~~ME THIS~~
29th day of ~~June, 2018~~

Notary Public
Commission Expires: 12/15/21

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
The 3255 Lakeshore Drive Trust PO Box 160772 Nashville, TN 37216	SAME AS BUYER	054-13-0-046.00

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE,

Charles E. Ritchison and wife, Jacque Ritchison

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Josh Terry, Trustee of The 3255 Lakeshore Drive Trust

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. 1 and the Northerly 20 feet of Lot No. 2 on the Plan of R. D. Stanford's Subdivision of Lot 16, Section I, Dabbs & Elliott Tract, of record in Plat Book 843, Page 79, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 1 and part of Lot No. 2 front together 159.4 feet on Old Hickory Blvd. and run back on the Northerly line and parallel with the Southerly margin of Pitts Avenue, 234.1 feet to the Westerly margin of Lot No. 4. The Southerly margin of said Lot extends back along the Northerly margin of Lot No. 2, approximately 200 feet to the Westerly boundary of Lot No. 4 and shows a width of 118.3 feet in the rear.

Being the same property conveyed to Charles E. Ritchinson and wife, Jacque L. Ritchison by Quitclaim Deed from Stanley E. Ritchison and wife, Emogene T. Ritchison, of record in Instrument No. 200007240072947, Register's Office for Davidson County, Tennessee, dated July 20, 2000 and recorded on July 24, 2000.

Being also known as 3255 Lakeshore Drive, Nashville, Tennessee 37138.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3255 Lakeshore Drive, Nashville, TN 37138.

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

Dated this the 29th day of June, 2018.

Charles E. Ritchison

Charles E. Ritchison

Jacque Ritchison

Jacque Ritchison

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

Charles E. Ritchison and Jacque Ritchison

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 at Hendersonville, Tennessee this 29th day of June, 2018.

Kim Gillespie

Notary Public

My Commission Expires: 9-22-20

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

(Notary Seal)