Karen Y Johnson Davidson County
Batch# 140932 DEEDWARR
09/14/2018 02:42:30 PM 3 pgs
Fees: $18.00 Taxes: $259.00
20180914-0091548

WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF SEPTEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 5.2.22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 18-0789

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Brandon Jones and wife, Ashley Jones	Owner	147020B11300CO
(NAME)	(NAME)	
5058 Aunt Nannies Place		
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF SEVENTY THOUSAND AND NO/100 DOLLARS ($70,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
FREDRICK HALEY RITTER , UNMARRIED,
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
BRANDON JONES AND WIFE, ASHLEY JONES,
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:

Located in Davidson County, Tennessee, being Unit No. F-111, of Caldwell Court Condominiums, filed as Exhibit A-2 and established by Master Deed of record in Book 6188, Page 744, as amended in Instrument No. 20070509-0055551 and Instrument No. 20071011-0120947, in the Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Frederick Haley Ritter, unmarried by deed from Melvin D. Miller and America M. Miller, married of record in Instrument 20150311-0020794, Register's Office for said County, dated February 27, 2015.

Power of Attorney being recorded simultaneously, herewith., in Instrument # 201809140091547 Register's Office said County.
This conveyance is subject to all terms and provisions of the Master Deed, Restrictions, and By-Laws, of record in Book 6188, Page 744 as amended in Instrument 20070509-0055551 and Instruement 20071011-0120947, said Register's Office.

This conveyance is made subject to: (1) 2018 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6188, Page 744, said Register's Office; (3) Sanitary Sewer and/or Drainage Easement of record in Book 4895, Page 829, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 550 Harding Place Unit F-111, Nashville, TN 37211
(House No.) (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 14th day of September, 2018.

Frederick Haley Ritter by William Kasper Ritter Attorney in Fact

Fredrick Haley Ritter
By: William Kasper Ritter, III, his Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named William Kasper Ritter, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument on behalf of Frederick Haley Ritter, as his/her Attorney-in-Fact, as the free act and deed of the within named Frederick Haley Ritter.

Witness my hand and official seal this 14th day of September, 2018.

My Commission Expires: 5-2-22

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

True Copy Certification

I, Anita Lester, 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, Patricia Nicholls, a notary public for this county and state, Anita Lester 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: 5/5/20
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.