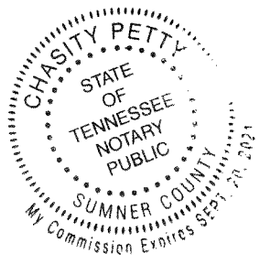
Karen Y Johnson Davidson County
Batch# 159593 DEEDWARR
11/15/2018 09:29:30 AM 3 pgs
Fees: $18.00 Taxes: $739.63
20181115-0112466

WARRANTY DEED



State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$199,900.00**

Affiant

Subscribed and sworn to before me, this the 13th day of November, 2018.

Chasity Petty
Notary Public

My commission expires: 9-20-2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Matthew Martin Ritschdorff	New Owner	**Map 086-07-0 Parcel 115.00**
1220 Jackson Hill Road		
Hermitage, TN 37076		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Lauren M. Stavish, now known as Lauren McCarty, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Matthew Martin Ritschdorff, 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. 78 on the Plan of Jackson's Retreat, Phase II, a Planned Unit Development, of record in Plat Book 5200, Page 673, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Lauren M. Stavish, unmarried, by Deed dated July 5, 2012 from Jack L. Vaughn, Jr., Sheryl Hurt, Sandra Mellon, Misty Stone and Tammy Meeks, of record in Instrument No. 20120716-0062378, Register's Office for Davidson County, Tennessee and Scrivener's Affidavit of record in Instrument No. 20181106-0110075, said Register's Office. Lauren M. Stavish has since married and is now known as Lauren McCarty.

Matthew McCarty, spouse of the above named Lauren McCarty, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, including any marital rights and homestead exemption.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 5200, Page 673, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Restrictive Covenants contained in instrument of record in Book 6176, Page 939, Register's Office for Davidson County, Tennessee. (3) Declaration of Covenants, Conditions and Restrictions for Jackson's Retreat, of record in Book 5741, Page 360, Register's Office for Davidson County, Tennessee. (4) By-Laws of Jackson's Retreat Homeowners' Association, Inc. of record in Book 5745, Page 294, Register's Office for Davidson County, Tennessee. (5) Charter of Jackson's Retreat Homeowners' Association, Inc. of record in Book 5745, Page 283, Register's Office for Davidson County, Tennessee. (6) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **1220 Jackson Hill Road, Hermitage, TN 37076**

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 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 my/our hand(s) this **13th** day of **November, 2018.**

Lauren M. Stavish nka Lauren McCarty

Matthew McCarty

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Lauren M. Stavish, nka Lauren McCarty, and Matthew McCarty,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **13th** day of **November, 2018.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/17/21

True Copy Certification

I, **Kristian Short**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Kristian Short

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Rita B Mitchell**, a notary public for this county and state, **Kristian Short** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rita B Mitchell

My Commission Expires: **1/5/2016**

