file# 01288-45102

Karen Y Johnson Davidson County
Batch# 166645 DEEDWARR
11/27/2018 10:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20181127-0115534

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater is $285,000.00.

Affiant

Subscribed and sworn before me this the 26 day of November, 2018.

Notary Public
My commission expires: 2-21-22

KIMBERLY D. HICKS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Ridgemont Homes, LLC 7123 Crossroads Blvd. Brentwood, TN 37027	New Owner	091-07-0 262.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, BROWN J. LAYNE, III, AN UNMARRIED MAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to RIDGEMONT HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of Lot 25 on the Plan of Clifton, as of record in Book 21, page 35, Register's Office for said County, described as follows:

BEGINNING on the northerly margin of Michigan Avenue at a point 60 feet east of the northeast corner of the intersection of Michigan Avenue and 48th Avenue North; thence with said Michigan Avenue eastwardly 50 feet and thence northwardly 150 feet to the southerly margin of an alley; thence with said alley, westwardly 50 feet; thence southwardly and parallel with 48th Avenue north 150 feet to the beginning.

Being the same property conveyed to Brown J. Layne, III by deed from Thomas D. Jarrell, Executor of the Estate of Janice Anita Layne, dated 09/24/2015, of record in Instrument No. 20151102-0110904, said Register's Office.

Also being the same property conveyed to Janice J. Layne by deed from Brown James Layne, III, dated 11/06/1995, of record in Book 9855, page 398, said Register's Office.

Also being the same property conveyed to Brown James Layne, III and wife, Janice J. Layne by deed from Mary F. Woodside Hilliard, dated 10/04/1972, of record in Book 4644, page 983, said Register's Office.
The said Janice J. Layne and Janice Anita Layne being one in the same person.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4712 Michigan Avenue, Nashville, TN 37209.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

BBL

Witness my hand this the 26 day of November, 2018.

Brown J. Layne, III

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Brown J. Layne, III, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26 day of November, 2018.

My commission expires:
1/17/21

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

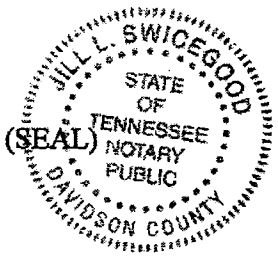
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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