Prepared by:
Realty Title & Escrow Company, Inc.
1285 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $187,000.00.

Affiant

Subscribed and sworn to before me, this 19th day of December, 2018.

Notary Public
My commission expires:

MATTHEW PHELAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

Karen Y Johnson Davidson County
Batch# 176329 DEEDWARR
12/20/2018 10:11:30 AM 3 pgs
Fees: $18.00 Taxes: $691.90
20181220-0123834

06-1811-77064

Address of New Owner:	Send Tax Bills to:	Tax Information:
Crystal D. Ridgeway 1431 Timber Valley Drive Nashville, TN 37214	New Owner	108-16-0-263.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100's ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Tanis R. Westbrook, unmarried,** hereinafter the Grantors, have bargained and sold, and do hereby transfer and convey to **Crystal D. Ridgeway, an unmarried women**, hereinafter called the Grantees, their successors 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. 45-B, on the Plan of Zone Lot Division of Lot Nos. 44 and 45 of Section II of Percy Priest Woods, of record in Book 6250, Page 95 amending Book 5800, Page 259, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Richard B. Westbrook and wife, Tanis R. Westbrook by Special Warranty Deed from Security Pacific National Bank, Trustee for American Housing Trust VI, dated December 2, 1991, recorded December 16, 1991, of record in Book 8508, Page 299, Register's Office for Davidson County, Tennessee. Richard B. Westbrook having since passed on September 04, 2013.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of records, including all items set out on any applicable plat of record.

This property is improved property known as 1431 Timber Valley Drive Nashville, TN 37214.

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 and assigns and representatives, to warrant and forever defend the title to 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 hand this 19 day of December, 2018.

Tanis R. Westbrook

Tanis R. Westbrook

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, Tanis R. Westbrook, 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 in Hermitage, TN, this 19 day of December, 2018.

Notary Public

My Commission expires: 5/17/21

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

True Copy Certification

I, Matthew Phelan, do hereby make oath that I am a licensed attorney and/or 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 and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Thomas Vorholt II, a notary public for this county and state, Matthew Phelan who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires 8-4-20

Notary Seal

