Karen Johnson Davidson County
Batch# 224800 DEEDWARR
05/02/2019 11:07:30 AM 2 pgs
Fees: $13.00 Taxes: $767.75
20190502-0040843

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$207,500.00.**

Affiant

Subscribed and sworn to before me this 30th day of April, 2019.

Notary Public
My Commission expires: 7/8/19
(Affix Seal)

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**THIS INSTRUMENT PREPARED BY**

Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBER: |
|---|---|---|
| Lorraine Best | LoanDepot.com, LLC | 060-11-0A-037.00CO |
| 400 Shadetree Court | 26642 Towne Centre Drive | |
| Nashville, TN 37207 | Foothill Ranch, CA 92610 | |

**WITNESSETH**: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Trustee, Inc., a Wyoming corporation, as Trustee for Ridley Estate Planning Land Trust**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Lorraine Best, a single woman**, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**Land in Davidson County, Tennessee, being Lot No, 48 on the Plan of Pine Ridge, Section Three, a Planned Unit Development, of record in Book 6900, page 660, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.**

**Being the same property conveyed to Tavaran Ridley, by deed from SHR Properties, LLC, on April 29, 2011, of record in Instrument Number 20110503-0033712, Register's Office for Davidson County, Tennessee. And further conveyed to Trustee, Inc., a Wyoming corporation, as Trustee for Ridley Estate Planning Land Trust by deed from Tavaran Ridley and Anasia Ridley, husband and wife on November 29, 2018 of record in Instrument Number 20181130-0116827, said Register's Office.**

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 6900, page 660, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 7108, page 1; Book 7396, page 837; Book 7547, page 865; Book 10886, page 791; and Instrument Number 20000307-0023333, Register's Office for Davidson County, Tennessee.

This is improved property known as: **400 Shadetree Court, Nashville, TN 37207**

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 April 30, 2019.

**Ridley Estate Planning Land Trust**

**By Trustee Inc., a Wyoming corporation, Trustee**

**By Margaret Rivas, Authorized Agent**

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 30th day of April, 2019, before me, appeared Margaret Rivas, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Authorized Agent of Trustee, Inc., a Wyoming corporation, and that the seal affixed to said instrument is the corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said Margaret Rivas acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC My Commission Expires: 7/8/19

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Hal E. Wilson, III, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature My commission expires: 7/8/19

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY