Karen Johnson Davidson County
Batch# 315622 DEEDWARR
11/14/2019 11:18:30 AM 11 pgs
Fees: $58.00 Taxes: $1,193.25
20191114-0117521



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $322,500.00.

Affiant

Subscribed and sworn to before me, this 8 day of November, 2019.

Notary Public

My commission expires: 08/09/2023

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Ridgemont Homes, LLC	**New Owner**	**091-07-0-273.00**
7123 Crossroads Blvd.		
Franklin, TN 37064		

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

Kathleen A. Spivey, Kirk R. Panneton, Robin K. Panneton, Mark J. Panneton, Jennifer L. Cahill, Amy Orr Morris-Young, Timothy Robert Orr, Joseph Edward Orr, and Thomas Andrew Orr, being all of the heirs-at-law of Rebecca L. Panneton

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

Ridgemont Homes LLC, a Limited Liability Company

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.'s 813 and 815, Block 137 on the Plan of No. 1, Plan of West Nashville of record in Book 57, Pages 74 and 75, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said property fronts together 50 feet on the northerly margin of Mchigan Avenue and extends back bewteen parallel lines 150 feet to an alley.

Being the same property conveyed to Rebecca L. Panneton, by Warranty Deed, from Jeffrey S. Brock, dated March 17, 1995, of record in Book 9625, Page 433, Register's Office for Davidson County, Tennessee. Rebecca L. Panneton having since died, her estate probated in Davidson County Probate Court, Case No. 19P1589, and this property being now vested in her heirs at law.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 4906 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 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 effective the 12 day of November, 2019.

This instrument may be executed in multiples and counterparts; and the sum of the parts shall constitute one original.

Kathleen A. Spivey

STATE OF
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Kathleen A. Spivey**, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this _____ day of November, 2019.

Notary Signature

My commission expires:

9.22.20

FRANK M TEDESCHI NOTARY PUBLIC HALL COUNTY, GEORGIA MY COMMISSION EXPIRES SEPTEMBER 22, 2020

Timothy Robert Orr

STATE OF Washington

COUNTY OF King

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Timothy Robert Orr**, ~~with~~ whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8 day of November, 2019.

Notary Signature

~~My commission expires:~~ 08/09/2023

JORDYN S BRADSHAW
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
209044
8-09-23

Mark J. Panneton

STATE OF Nebraska

COUNTY OF Douglas

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Mark J. Panneton**, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of November, 2019.

GENERAL NOTARY-State of Nebraska
Barbara J. Kreifels
My Comm. Exp. Nov. 5, 2022

Notary Signature

My commission expires: Nov. 5, 2022

Joseph Edward Orr

STATE OF California

COUNTY OF Los Angeles

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Joseph Edward Orr**, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8 day of November, 2019.

Notary Signature

My commission expires: 07/20/2021

KAT WILSON
NOTARY PUBLIC - CALIFORNIA
COMMISSION # 2206270
LOS ANGELES COUNTY
My Comm. Exp. July 20, 2021

Amy Orr Morris-Young

STATE OF Wa

COUNTY OF Skagit

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Amy Orr Morris-Young**, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13 day of November, 2019.

Notary Signature

My commission expires: 9-6-22

Notary Public
State of Washington
Anissa C Hall
Commission No. 122426
Commission Expires 09-06-2022

Robin K. Panneton

Robin K. Panneton

STATE OF Virginia

COUNTY OF Montgomery

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Robin K. Panneton**, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6 day of November, 2019.

Allison Susanne Craft

Notary Signature

My commission expires: 7-31-21

ALLISON SUSANNE CRAFT
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #359400
My Commission Expires 7-31-21

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

This is improved property known as 4906 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 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 effective the _____ day of November, 2019.

This instrument may be executed in multiples and counterparts; and the sum of the parts shall constitute one original.

_____
Kathleen A. Spivey

STATE OF
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Kathleen A. Spivey**, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6 day of November, 2019.

_____
Notary Signature

My commission expires:

Kirk R. Panneton

_____
Kirk R. Panneton

STATE OF New York

COUNTY OF Saratoga

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Kirk R. Panneton**, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6 day of November, 2019.

Linda Jacques

_____
Notary Signature

LINDA JACQUES
Notary Public, State of New York
No. 6089449
Qualified in Saratoga County
Commission Expires March 24, 2023

My commission expires:

Thomas Andrew Orr

STATE OF Washington

COUNTY OF King

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Thomas Andrew Orr**, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of November, 2019.

Notary Signature

My commission expires: 05-19-2023

JAMES D BROWN
NOTARY PUBLIC #71555
STATE OF WASHINGTON
COMMISSION EXPIRES
MAY 19, 2023

File #: 19-412

RECORD & RETURN TO:

MCCANN & HUBBARD
1804 WILLIAMSON COURT, SUITE 201
BRENTWOOD, TN 37027

Jennifer L. Cahill

STATE OF South Carolina

COUNTY OF York

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Jennifer L. Cahill**, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13 day of November, 2019.

Notary Signature

My commission expires: 9/24/2029

ROSE A RIVERA TORRES NOTARY PUBLIC EXPIRES 9/24/2029 STATE OF SOUTH CAROLINA

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.

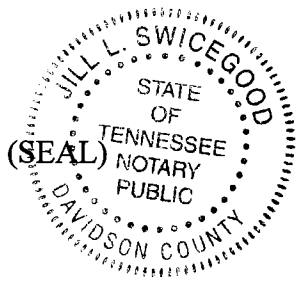
Attorney or Custodian

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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