(1)

WARRANTY DEED

Karen Johnson Davidson County
Batch# 329902 **DEEDWARR**
12/16/2019 08:53:34 AM 2 pgs
Fees: $13.00 Taxes: $2,386.50

20191216-0129116

Y-AGR-19-2002

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $645,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF DECEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 12-22

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Robert Christopher Wilkins	New Owner	
(NAME)	(NAME)	**117-07-0L-002.00-CO**
2002 Lombardy Avenue	"	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	"	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOHN W. RIDLEY AND CAROLYN M. RIDLEY, HUSBAND AND WIFE**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROBERT CHRISTOPHER WILKINS, AN UNMARRIED MAN**, hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. A of Lombardy Condominiums established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Lombardy Condominiums of record in Instrument No. 20020415-0046522, of record in Plat Instrument No. 20010523-0053208, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed.

Being the same property conveyed to Top Best Ever, LLC by Warranty deed from Jeffrey J. Switzer and wife, Ashlee B. Switzer of record in instrument No. 20170321-0027257 Register's Office for Davidson County, Tennessee, dated March 16, 2017 and recorded on March 21, 2017.

Further being the same property conveyed to John W. Ridley and Carolyn M. Ridley by Quitclaim Deed from Top Best Ever, LLC, recorded simultaneously herewith at Instrument No. 20191216-0129113, said Register's Office.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Plan of record in Plat Book 974, Page 92, Register's Office for Davidson County, Tennessee.
- Plan of record as Instrument Number 20010523-0053208, Register's Office of Davidson County, Tennessee.
- Plan of record as Instrument Number 20001115-0113383, Register's Office of Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20020415-0046522, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2002 Lombardy Avenue, Nashville, Tennessee 37215**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 12th DAY OF DECEMBER, 2019.

John W. Ridley by William E. Grones, Attorney-in-Fact
John W. Ridley by William E. Grones as Attorney in Fact

Carolyn M. Ridley by Willie E. Grones, Attorney-in-Fact
Carolyn M. Ridley by William E. Grones as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM E. GRONES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JOHN W. RIDLEY AND CAROLYN M. RIDLEY, and who acknowledged he/she/they executed the same as the free act and deed of the said JOHN W. RIDLEY AND CAROLYN M. RIDLEY.

Witness my hand and official seal, this the 12th of December, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

The signature of John W Ridley is signed by his duly appointed Attorney-in-fact William E Grones, pursuant to the Power of Attorney recorded in Instrument# 20191210-0129116 Register's Office for Davidson County, Tennessee.

The signature of Crolyn M Ridley is signed by her duly ~~appointed~~ appointed Attorney-in-fact William E Grones, pursuant to the Power of Attorney recorded in Instrument # 20191210-0129114, Register's Office for Davidson County, Tennessee.