Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 104
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $578,500.00.

HOUSTON L. LYLE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Affiant

Subscribed and sworn to before me, this 12 **day of June, 2020.**

Notary Public
My commission expires: 07/24/2023

07-2005-87157

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Candi Bainbridge 9563 Highway 96 Franklin TN 37064	SAME	178-00-0-036.00

Karen Johnson Davidson County
Batch# 423188 DEEDWARR
06/22/2020 02:55:30 PM 3 pgs
Fees: $18.00 Taxes: $2,140.45
20200622-0066948

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Dixie D. Riddle and William S. Riddle, wife and husband,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Candi Bainbridge**, 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 the 9th Civil District of Davidson County, Tennessee, on the west side of Tennessee Highway No. 96 as shown on an unrecorded map prepared by Barge, Waggoner & Sumner dated June 26th, 1970, and being more particularly described as follows:

Beginning at a point at the intersection of the westerly margin of Tennessee Highway No. 96 and the northerly line of the property conveyed to Maggie B. Allison as recorded at Page 242 of Book 548 in the Register's Office for Davidson County; thence in a southwesterly direction with Maggie B. Allison's northerly boundary and with the meanders of a fence south 54 ½ deg. West 1058.2 feet to the center of East Fork Creek; thence in a northerly direction with the meanders of the center line of East Fork Creek north 21 deg. 41' west 299 feet; thence leaving East Fork Creek in an easterly direction parallel to Allison's northerly boundary north 54 ½ deg. east 912.2 feet to a point in the westerly margin of Highway No. 96; thence with the westerly margin of Highway No. 96 in a southeasterly direction with a curve to the left, the said curve having a cord of south 49 deg. 54' east 299.8 feet, a length of three hundred feet to the point of beginning, containing 6 ½ acres, more or less..

Being the same property conveyed to Dixie D. Riddle and William S. Riddle, wife and husband by deed from Jason R. Horner, unmarried, dated September 19, 2019, recorded September 24, 2019, of record in Instrument No. 20190924-0096754, Register's Office for Davidson County, Tennessee.

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 property is improved property known as **9563 Highway 96, Franklin, TN 37064.**

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, assigns and representatives, to warrant and forever defend the title to said land 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 12 day of June, 2020.

Dixie D. Riddle

William S. Riddle

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Dixie D. Riddle and William S. Riddle**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 12 day of June, 2020.



Notary Public

My Commission expires: 07/24/2023

True Copy of Certification

I, Bonnie Curry, 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 executed and authenticated according to law.

Bonnie Curry

State of Tennessee

County of Williamson

Personally appeared before me, Carol M. Holmes, a notary public for this county and state, Bonnie Curry, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Carol M. Holmes, Notary Public

My commission expires on 2/19/24

