RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT200700300

WARRANTY DEED

Karen Johnson Davidson County
Batch# 444316 **DEEDWARR**
07/27/2020 12:20:53 PM 2 pgs
Fees: $13.00 Taxes: $481.00

20200727-0082054

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$130,000.00

Robert Chance Ricketts
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 17th day of July, 2020

Gail C. Vincent
Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-18-2022

MY COMMISSION EXPIRES: _____

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Robert Chance Ricketts **212 Rayon St.** **Old Hickory, TN 37138**	~~SAME~~ P.O. Box 447 Antioch, TN 37011	**044-09-0-002.00** **044-05-0-200.00**

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,

Jeremy A. Woodroof and wife, Raechael Woodroof

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

Robert Chance Ricketts, Unmarried

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:

TRACT I:
LAND in Davidson County, Tennessee, being Lot Nos. 271 and 272 on the Plan of Rayon City, as of record in Book 843, Page 13, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

TRACT II:
LAND in Davidson County, Tennessee, being Lot No. 257 on the Plan of Rayon City, as of record in Book 843, Page 13, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

INCLUDED in the above described TRACT II, but EXCLUDED therefrom is that portion having been conveyed to V.R. Eidson and S.R. Eidson by Installment Deed from Ira I. Robinson and wife, Gertie L. Robinson, recorded 2/27/1976 in Book 5000, Page 333, in the Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

LAND in Davidson County, Tennessee, being the northerly 90 feet of Lot No. 257 on the Map of Rayon City, as of record in Book 843, Page 13, Register's Office for said County.

SAID part of said Lot No. 257 fronts 50 feet on the southerly side of Bridgeway Avenue, or Old Hickory Boulevard, and extends back between parallel lines 90 feet, to a line in the rear on which it measures 50 feet.

BEING the same property conveyed to Jeremy A. Woodroof, an unmarried man, by Warranty Deed from Lora G. Hopkins-Riley, a married woman, dated 2/28/2007 and recorded 3/2/2007 in Instrument No. 20070302-0025944, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **212 Rayon St., Old Hickory, TN 37138**
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 and assigns forever, and we do covenant with 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 our hands this 17th day of July, 2020.

Jeremy A. Woodroof

Raechael Woodroof

JESSE LANE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeremy A. Woodroof the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Smyrna, Tennessee, this 17th day of July, 2020.

Commission Expires: 7/5/2021

Jesse Lane
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Raechael Woodroof the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Smyrna~~ Nashville, Tennessee, this 17th day of July, 2020.

Commission Expires: 7/5/2021

Jesse Lane
Notary Public

JESSE LANE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021