This Instrument Prepared by and Return to:
**Bell & Alexander Title Services, Inc.**
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $525,000.00.

Affiant

Karen Johnson Davidson County
Batch# 816966 **DEEDWARR**
03/07/2022 04:03:03 PM 2 pgs
Fees: $13.00 Taxes: $1,942.50
20220307-0025890

Subscribed and sworn before me this the 4th day of March, 2022.

Notary Public
My commission expires:

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-25-2022

# WARRANTY DEED

| Address of New Owner: | Send Tax Bill to: | Tax Information: |
|---|---|---|
| Haley Ringo & Bryan Price | Angel Oak Home Loans | 061-15-0 188.00 |
| 1218 Sunnymeade Drive | 980 Hammond Dr, Suite 200 | |
| Nashville, TN 37216 | Atlanta, GA 30328 | |

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, GRACE MARIETTA LOVELL, UNMARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to HALEY RYNN RINGO AND BRYAN JOSEPH PRICE, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 27 of Block "A" on the Plan of Sunnymeade of record in Plat Book 974, pages 56 and 57, 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 Lot No. 27 fronts 60 feet on the Southerly line of Sunnymeade Avenue and runs back between parallel lines 140 feet to a dead line.

Being the same property conveyed to Grace Marietta Lovell, unmarried, by deed dated 08/29/2016, from Linda Sue Sharpe, a married woman, joined by spouse, Eric Sharpe, of record in Instrument No. 20160901-0092248, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1218 Sunnymeade Drive, Nashville, TN 37216.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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 the 4th day of March, 2022.

Grace Marietta Lovell

Grace Marietta Lovell

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF _____ Hillsborough

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Grace Marietta Lovell, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 4th day of March, 2022.

My commission expires: 3rd

Notary Public

JESSICA ENDRZEJEWSKI
Notary Public - State of Florida
Commission # HH 061963
My Comm. Expires Nov 9, 2024
Bonded through National Notary Assn.