BOX 1

WARRANTY DEED

BOOK 11452 PG. 153

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $82,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF APRIL, 1999.

ANGELA M. LAKE NOTARY PUBLIC LARGE TENN. RUTHERFORD CO.

Notary Public

MY COMMISSION EXPIRES: February 19, 2002.

(AFFIX SEAL)

My Commission Expires 2-19-2002

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Company, 2711 Murfreesboro Road, Suite 206, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Greg B. Richmond	**Mid-State Financial Services, Inc.**	**97-8-A50**
(NAME) **168 Lake Chateau Drive**	(NAME) **130 Wilson Pike**	
(ADDRESS) **Hermitage, TN 37076**	(ADDRESS) **Brentwood, TN 37027**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Walter F. Knapp and wife Ida M. Knapp**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Greg B. Richmond and wife Julie Ann Richmond and Rashell R. Richmond , unmarried as joint tenants with rights of surviorship**, 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:

Being Unit No. J-2, in the Lake Chateau Condominium as shown on the plat of Lake Chateau of record in Book 4675, Pages 41 and 44, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Walter F. Knapp and wife, Ida M. Knapp by deed of record in Book 9431, Page 285, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Walter F. Knapp and Ida M. Knapp by Eugene Workman as their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 11452 Page 152, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐
This is improved ☒ property, known as **168 Lake Chateau Drive, Hermitage, TN 37076**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

05798898
IDENTIFICATION REFERENCE
99 APR 28 PM 3:56
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

Witness my/our hand(s) this 27th day of April, 1999.

Walter F. Knapp by Eugene Workman, Attorney in fact
Walter F. Knapp

Ida M. Knapp, by Eugene Workman, attorney in fact
Ida M. Knapp

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4/27/99 before me personally appeared Eugene Workman, the person who executed the foregoing instrument on behalf of Walter F. Knapp and Ida M. Knapp, and acknowledged that Eugene Workman executed the same as the free act and deed of the said Walter F. Knapp and Ida M. Knapp through Power of Attorney granted Eugene Workman, by the said Walter F. Knapp and Ida M. Knapp.

Notary Public

NOTARY PUBLIC AT LARGE
RUTHERFORD CO., TENN.

My Commission Expires: My Commission Expires 2-19-2002

BOOK 11452 PG. 154

8548 04/28 0101 03CHECK 317.74

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11452 PG. 155

CO	- CONVEYANCE	CC	- CERTIFIED COPY	MISC	- MISCELLANEOUS
MO	- MORTGAGE	REL	- RELEASE	CO TX	- STATE TAX CONVEY
WD	- WARRANTY DEED	UCC	- UNIFORM COMMERCIAL CODE	MO TX	- STATE TAX MORT
TD	- TRUST DEED	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

0579898

IDENTIFICATION REFERENCE

99 APR 28 PM 3:56

BILL GARRETT-REGISTER
DAVIDSON COUNTY, TN

CAMT	02900.00
CON TX	306.74
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	317.74
CHECK	317.74

04/28/99 01 15:59 0001 8548

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1478467