Box 1

WARRANTY DEED

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$65,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **11TH DAY OF MAY, 2001.**

Notary Public

MY COMMISSION EXPIRES: January 29, 2005.
(AFFIX SEAL)

SHARI A. THOMPSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
T. F. Homes, LLC	OWNER	**Map 96-10, Parcel 97**
(NAME)	(NAME)	
2913 Teakwood Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	,	
(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, **Darcy Lynette. Richards, married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **T. F. HOMES, LLC**, 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:

Land in Davidson County, Tennessee, being Lot No. 247 on the Map of Cloverhill, Section V, of record in Book 2133, Page 88, Register's Office for Davidson County, Tennessee.

Said Lot No. 247 fronts 92 feet on the South side of Teakwood Drive and runs back between lines, 163 feet to a dead line in the rear on which it measures 93 feet.

Being the same property conveyed to the Darcy L. Peterson by deed from Paul W. Murray and wife, Eleanor S. Murray of record in Book 8104, Page 319, Register's Office for Davidson County, Tennessee.

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

The said Darcy L. Peterson has since married and is now known as Darcy Lynette Richards.

Darcy Lynette Richards, Darcy L. Richards and Darcy P. Richards all being one and the same person.

Chris E. Richards, spouse of Darcey Lynette Richards, joins in said conveyance of said property.

unimproved ☐

This is improved ☒ property, known as **2913 Teakwood Drive, Nashville, TN 37214**
(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.

Davidson County DEEDWARR
Recvd: 05/14/01 14:35 2pgs
Fees:11.00 Taxes:240.50
20010514-0049567

Witness my/our hand(s) this 11th day of May, 2001.

Darcy Lynette Richards

Darcy Lynette Richards

Chris E Richards

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 Darcy Lynette Richards 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 Antioch, Tennessee, this 11th day of May, 2001.

Commission expires:
1-29-05

SHARI A. THOMPSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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 Chris E. Richards, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and offical seal at Antioch, Tennessee, this 11th day of May, 2001.

Commission Expires:
1-29-05

SHARI A. THOMPSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.