WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/06/02 13:40 2pgs
Fees:13.00 Taxes:614.20

20020306-0028202

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $166,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF FEBRUARY, 2002.

KAREN TROUT NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENNESSEE

Notary Public

MY COMMISSION EXPIRES: 12-29-03

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC, 7100 Executive Center Drive, Ste. 150, Brentwood, Tennessee 37027

B-2638

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Peyton W. Hoge, Jr.	Suntrust Bank	091-16-0-043.00
(NAME)	(NAME)	
4503 Park Avenue	P.O. Box 305110	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37230-5110	
(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, Wilma Joyce Richards-Love, a Married Person, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Peyton W. Hoge, Jr., a single person, 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 Lot No. 404 of Block 18 on the Plan of Charlotte Park, First Addition of Nashville, as of record in Book 57, Page 103, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Wilma J. Richards by deed from Larry N. Sanderson and wife, Debbie J. Sanderson of record in Book 5143, Page 305, Register's Office Davidson County, Tennessee. Said property further conveyed to Wilma Joyce Richards and Glen D. Richards, jointly for life, with remainder upon the death of either to the survivor by Quit Claim Deed of record in Book 5766, Page 596, said Register's Office. Glen D. Richards has since died on January 16, 1991, leaving title vested solely in Wilma Joyce Richards.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 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.

Wilma Joyce Richards–Love warrants, covenants, and certifies that she is one and the same as Wilma J. Richards and Wilma Joyce Richards.

Bobby Love joins into this instrument solely to relinquish any marital rights she/may have in the property by virtue of his/her marriage to Wilma Joyce Richards-Love,

unimproved ☐

This is improved ☒ property, known as 4503 Park Avenue, Nashville, TN 37209

(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.

Witness my hand this 27th day of February, 2002.

Wilma Joyce Richards-Love

Wilma Joyce Richards-Love

Bobby Love

Bobby Love

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Wilma Joyce Richards-Love and Bobby Love 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 Brentwood, Tennessee this 27th day of February, 2002.

KAREN L. TRUSTY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

Commission expires:

12-29-03

Notary Public

RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027