Book: 13

File #3310 **WARRANTY DEED**

Davidson County DEEDWARR
Recvd: 07/12/02 12:27 2pgs
Fees:13.00 Taxes:316.35

20020712-0084027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF JUNE, 2002.

Notary Public

MY COMMISSION EXPIRES: May 28, 2006

(AFFIX SEAL)

BETH TRIPLETT NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Lori A. Fletcher	Franklin American Mortgage Company	MAP/PARCEL NUMBERS LARGE 5-5-104
(NAME)	(NAME)	
1019 Mansfield Street	501 Corporate Centre Drive	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37206	Franklin, TN 37067	
(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, Peter J. Richards, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lori A. Fletcher 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:

Being the southerly 150 feet of Lot 10 and a 10 foot strip south of and adjoining the same on the plan of D.H. Bailey's Property, of record in Plat Book 421, Page 65, 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 Peter J. Richards, by deed of record in Book 11472, Page 102, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Peter J. Richards by Jaan Sturgis as his Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20020712 0084026, 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 1019 Mansfield Street, Nashville, TN 37206
(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/our hand(s) this 14th day of June, 2002.

Peter J. Richards

Peter J. Richards
by Jaan Sturgis
attorney-in-fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 14 day of June, 2002, before me personally appeared Jaan Sturgis, the person who executed the foregoing instrument on behalf of Peter J. Richards and who acknowledged that he executed the same as the free act and deed of the said Peter J. Richards, through Power of Attorney granted him by the said Peter J. Sturgis

Witness my hand and official seal at Nashville, Tennessee this 14th day of June, 2002.

Commission expires: May 28, 2006

Notary Public

BETH TRIPLETT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006