WARRANTY DEED

BOX 10-A

RETURN TO :
PREMIER TITLE & ESCROW, LLC
301 HILLSBORO ROAD, STE 300
NASHVILLE, TENNESSEE 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF SEPTEMBER, 2002.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

KATHY SNIDER NOTARY Exp. 5/28/06 PUBLIC AT LARGE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 1000 Northchase Drive, Suite 100, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael A. Richardson	Fifth Third Bank	42-14-28
(NAME)	(NAME)	
298 Port Drive	250 W. Main Street	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Lexington, Ky. 40507	
(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, Anthony J. Vozza, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael A. Richardson and wife, Ann Elizabeth Richardson, 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. 104 on the Plan of Sherry Heights, Section 3, as of record in Book 2331, pages 126 and 127, Register's Office for said County, described as follows:

Beginning on the southwesterly margin of Port Drive at the corner of Lots Nos. 103, and 104: thence with a line between said two lots southwesterly 448 feet; thence south 69 degrees 30 minutes east 169 feet; thence south 7 degrees 30 minutes west 40 feet to the corner of Lots Nos. 104 and 105; thence with a line between two lots northeasterly 325 feet to the southwest margin of Port Drive; thence with the same northwesterly 128 feet to the beginning.

Being the same property conveyed to Anthony J. Vozza by deed from Robert W. Webb and Pamela D. Webb of record in Book 9194, page 227, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 298 Port Drive, Madison, TN 37115

(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 6th day of September, 2002.

Anthony J. Vozza

Davidson County DEEDWARR
Recvd: 09/09/02 08:14 2pgs
Fees:13.00 Taxes:649.35

20020909-0108542

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 Anthony J. Vozza, 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 official seal at Goodlettsville, Tennessee this 6th day of September, 2002.

Commission expires: 7-24-04

STEVEN G. WATERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Notary Public