WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $184,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF APRIL, 2003.

Notary Public

MY COMMISSION EXPIRES: 4/16/06

(AFFIX SEAL)

JACK CASE WILSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

Davidson County DEEDWARR
Recvd: 05/07/03 10:57 2pgs
Fees:13.00 Taxes:684.13

20030507-0060857

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

B-3455

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William M. Richter	Pulte Mortgage Corporation	172-12-0-B 212.00 CO
(NAME)	(NAME)	
3301 Cobble Street	7475 South Joliet Street	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211	Englewood, CO 80012	
(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, James R. Morrell and wife, Brenda J. Morrell, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William M. Richter and wife, Kyra Richter, 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. 276 on the Plan of Bradford Hills, Section Eleven, of record in Book 7900, page 6, amended Book 7900, page 496, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being all of the same property conveyed to James R. Morrell and wife, Brenda J. Morrell by deed dated April 29, 1994 from Yazdian Construction, Inc., of record in Book 9335, page 223, Register's Office for Davidson County, Tennessee.

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.

unimproved ☐

This is improved ☒ property, known as 3301 Cobble Street, Nashville, TN 37211

(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 our hands this 30th day of April, 2003.

James R. Morrell

Brenda J. Morrell

STATE OF TENNESSEE

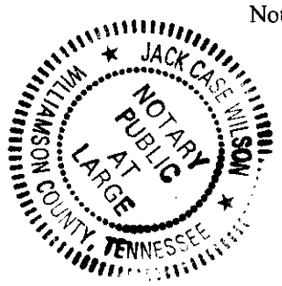
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James R. Morrell and wife, Brenda J. Morrell 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 30th day of April, 2003.

Commission expires: 4/16/06

Notary Public



RETURN TO:

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