Davidson County DEEDWARR
Recvd: 08/13/03 13:38 2pgs
Fees:13.00 Taxes:629.00

20030813-0116271

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Rebecca Mayo
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of July, 2003.

JACKSON M. WELCH, JR. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

Notary Public

MY COMMISSION EXPIRES: ~~May 27, 2007~~ 10-18-04
(AFFIX SEAL)

...WELL & BARRETT, P.C.
12 ~~1st Avenue South, Suite 200~~
Franklin, TN 37064

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
MTC Title - Tennessee, LLC, 6 Cadillac Drive, Suite 190, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul Richardson	New owner	155-8B-54CO
(NAME) 6137 South Riverbend Drive	(NAME)	
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(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,

JOHN A. WILLIAMS AND WIFE, SELERIA J. WILLIAMS,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

PAUL D. RICHARDSON AND WIFE, STELLA SUE 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, State of Tennessee, Being Lot No. 54, on the Plan of Phase I of South Colony at Riverbend of record in Plat Book 6900, Page 271, Register's Office for Davidson County, to which Plan reference is made for a more complete and accurate description.

Being the same property conveyed to John A. Williams and wife, Seleria J. Williams A/K/A John Anthony Williams and Seleria Jean Williams by deed dated May 17, 1994 from Robert W. Mountain, Jr. and wife Suzi R. Mountain of record in Book 9353, Page 156, Register's Office for Davidson County, TN.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (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 governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 6137 South Riverbend Drive, Nashville, TN 37221
(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 24th day of July, 2003.

John A. Williams by his attorney in fact Rena Ellzy

John A. Williams by his attorney in fact Rena Ellzy

Seleria J. Williams by her attorney in fact

Seleria J. Williams by her attorney in fact Rena Ellzy

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Rena Ellzy, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of John A. Williams and wife, Seleria J. Williams, and acknowledged that he/she executed the same by Power of Attorney, as the free act and deed of said John A. Williams and wife, Seleria J. Williams. WITNESS my hand and Notarial Seal this 24th day of July, 2003.

Sharon L. Riney
Notary Public

My Commission Expires 5-27-07

