WARRANTY DEED

ROBIN R. KELLER Notary Public At Large RUTHERFORD COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF SEPTEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES: 11/21/04
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 1602 W. Northfield Blvd., Suite 500, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melissa Thal	Crown Mortgage Services	083-09-0-311.00
(NAME) 1508 Ordway Place	(NAME) 833-C Wren Road	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Goodlettsville, TN 37072	
(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, **Harvey Richardson and Norma Richardson,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Melissa Thal, a single woman and James M. Rhodes, a single man,** 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. 115 on the map or the Subdivision of the A.V.S. Lindsley, 29 acre tract, as of record in Book 57, page 66, Register's Office for said County.

SAID Lot No. 115 fronts 50 feet on the southerly side of Ordway Place and runs back 118.7 feet on the east line and 120.9 feet on the west line to an alley and measures 50 feet, more or less, thereon.

Being the same property conveyed to Harvey Richardson and wife, Norma Ann Richardson by Deed from Tom G. Coleman, Jr Trustee, of record in Book 5051, page 455, dated July 26th, 1976, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2004, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantors; all matters appearing on the Plan of record in Plat Book 57, page 66; of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1508 Ordway Place, 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 our hands this 10th day of September, 2004.

Harvey Richardson

Norma Richardson

Davidson County DEEDWARR
Recvd: 09/24/04 09:01 2pgs
Fees:13.00 Taxes:495.80

20040924-0115282

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Harvey Richardson and Norma Richardson, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this 10th day of September, 2004.

Notary Public

ROBIN R. KELLER
Notary Public At Large
RUTHERFORD COUNTY, TN

My Commission Expires: 11/21/04