WARRANTY DEED

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF OCTOBER, 2004.

Notary Public

MY COMMISSION EXPIRES: 6-22-08
(AFFIX SEAL)

KIMBERLY R. HARGROVE NOTARY PUBLIC AT LARGE RUTHERFORD CO., TN

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title, 2280 Metrocenter Blvd., Suite 300, Nashville, TN 37228

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephanie Rust	4303 Harding Place Stephanie Rust	130-07-0-034
(NAME) 4303 Harding Place	~~Golf Island~~ (NAME) ~~Circle~~ 4303 Harding Place	
(ADDRESS) Nashville, TN 37205	~~Hermitage~~ (ADDRESS) ~~Nashville, TN 37205~~	
(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, Walter J. Richards, and wife, Carolyn W Richards, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stephanie Rust, 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:

Davidson County DEEDWARR
Recvd: 11/02/04 13:40 2pgs
Fees:13.00 Taxes:2405.00

20041102-0131760

Land in Davidson County, Tennessee, being Lot No. 2 on the Resubdivison of Lots 24, 25, 26, 27, 28 and 29 on the Revised Plan of New Golf Club Subdivision, as of record in Book 4300, Page 199, and corrected by Surveyors Certificate of Correction in Book 4662, Page 427, Register's Office for Davidson County, Tennessee.

Said Lot No. 2, which is a corner lot, fronts 248.8 feet on the southerly margin of Harding Place and fronts 254.0 feet on the westerly margin of Lynwood Boulevard, and extends back 243.2 feet on the southerly line and 216.3 feet on the westerly line to a point of intersection.

Being the same property conveyed to Walter J. Richards and wife, Carolyn W. Richards, by deed from First American National Bank executed on July 9, 1996, and filed for record on July 10, 1996, in Book 10117, Page 9, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ■ property, known as 4303 Harding Place, Nashville, TN 37205 a/k/a 801 Lynwood Blvd, Nashville, TN 37205
(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 12th day of October, 2004.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Walter J. Richards

Carolyn W. Richards
Carolyn W Richards

Before the undersigned appeared Walter J. Richards and Carolyn W. Richards who are known to me to be the persons who executed the within document and on oath stated to me that they execute the same for the purpose and consideration therein expressed and acknowledge to be their free act of the.

STATE OF Colorado
COUNTY OF Denver

Witness my hand and official seal at ~~Nashville, Tennessee~~ Denver, co this 11th day of October, 2004.

Commission expires:

Diane Rowlett
Notary Public

NOTARY PUBLIC STATE OF COLORADO

MY COMMISSION EXPIRES:
AUGUST 31, 2006