Davidson County DEEDWARR
Recvd: 11/08/04 15:10 2pgs
Fees:13.00 Taxes:269.87

20041108-0134554

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $72,939.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of October, 2004.

Notary Public

MY COMMISSION EXPIRES: October 12, 2005.
(AFFIX SEAL)

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Davidson County, Tennessee

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Elissa M. Pugh	Wells Fargo Bank, N.A.	071-12-0
1605 Lischey Avenue	2703 Wells Fargo Way	GROUP
Nashville, Tennessee 37207	Minneapolis, MN 55408	PARCEL 020.02

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Seventy Two Thousand Nine Hundred Thirty Nine Dollars and Zero Cents ($72,939.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Peter J. Richards, a single person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Elissa M. Pugh, single, hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING Lot No. 2 on the Plan of the Resubdivision of part of Lot No. 4 of the William White Lands of record in Book 4060, page 26, Register's Office for Davidson County, Tennessee.

SAID Lot No. 2 fronts 60.0 feet on the easterly side of Lischey Avenue and extends back between parallel lines 154.0 feet to an alley.

BEING the same property conveyed to Peter J. Richards by deed from Carlean R. Frierson by Ronald K. Nevin, Conservator, of record in Book 11551, page 24, Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property and all matters shown on the plan of record.

unimproved ☐

This is improved ☒ property, known as 1605 Lischey Avenue, Nashville, TN 37207

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her 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 28th day of October, 2004.

Peter J. Richards

By: Karen Hoff
Attorney in Fact

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Karen Hoff, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Peter J. Richards, and acknowledged that she executed the same as the free act and deed of the said Peter J. Richards.

Witness my hand and official seal at Nashville, Tennessee this 28th day of October, 2004.

Commission expires: October 12, 2005

Mitchell A. Watts Notary Public

