STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of February, 2005.

Notary Public

MY COMMISSION EXPIRES: ~~October 12, 2008~~ 03.22.2008
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 02/15/05 11:10 2 pgs
Fees:13.00 Taxes:332.63
20050215-0017091

JASON CHAFFIN 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
Lisa D. Friedland	Lisa D. Friedland	092-13-0
311 33rd Avenue, North	311 33rd Avenue, North	GROUP
Nashville, Tennessee 37209	Nashville, Tennessee 37209	PARCEL 355.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **** Eighty Nine Thousand Nine Hundred Dollars and Zero Cents ($89,900.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Randy Richards, married, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Lisa D. Friedland, a single person and Susan A. Henderson, a single person, 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. 86 on the Map of Hortense Place of record in Book 161, page 167, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

BEING the same property conveyed to Randy Richards, married, by deed dated December 15, 1999, from Joyce M. Coakley, unmarried, of record as Instrument No. 19991220-0304987 in the Register's Office for Davidson County, Tennessee.

LaRae W. Richards, spouse of Randy Richards, joins in this conveyance to convey any interest she may have in subject property, particularly any marital interest.

This conveyance is expressly made subject to: (1) reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto; (2) all matters shown on the plan of record, and (3) property taxes for the current year which have been prorated between the parties and assumed by the Grantee.

unimproved ☐

This is improved ☒ property known as 311 33rd Avenue, North, Nashville, TN 37209

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 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 muself, my 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 hand this 8th day of February, 2005.

LaRae W. Richards
LaRae W. Richards

Randy Richards
Randy Richards

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Randy Richards and LaRae Richards, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 8th day of February, 2005.

Commission expires: October 12, 2005

Mitchell A. Watts
Mitchell A. Watts Notary Public

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