# WARRANTY DEED

Return to.
All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5883 Fax. (615) 883-7543

DANNY L. SMITH STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

State of Tennessee
County of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is. 199.00 Todd A. R.

Affiant

Subscribed and sworn to before me, this the 30th day of September, 2005.

Notary Public

My commission expires: 5/20/06

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Lawrence Vogan
120 Donelson Pike Suite 201, Nashville, TN 37214

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **Todd A. Richards** | **SAME** | 149-15-0-A-084.00 co |
| **2621 Welshcrest Drive** | | Davidson County DEEDWARR<br>Recvd: 11/28/05 15:03 3 pgs<br>Fees:18.00 Taxes:736.30 |
| **Antioch, TN 37013** | | 20051128-0143147 |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

**Roselynn George and, Timothy George**

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

**Todd A. Richards 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:

**Land in Davidson County, Tennessee, being Lot No. 114 on The Plan of Section Three, Cambridge Forest of record in Book 11700, page 44, Register's Office for said County, to which plan reference is hereby made for more complete and accurate description.**

**Being the same property conveyed to Roselynn George and Timothy George, by Deed from Alphonso Jackson, Acting Secretary of Housing and Urban Development, dated 03/18/2004, of record in Instrument No. 200403230032785, Register's Office for Davidson County, TN.**

**Being the same property acquired by the party of the first part pursuant to the provisions of the National Housing Act, as amended (12 USC 1701 et seq.) and the Department of Housing and Urban Development Act (42 U.S.C 3531), by deed dated January 9, 2004, and recorded at Instrument No. 20040121-0008205 in the Register's Office of Davidson County, Tennessee.**

This is improved (__x__) Unimproved (____) property, known as **2621 Welshcrest Drive, Antioch, TN 37013**

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant 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 31st day of October, 2005.

Roselynn George

Timothy George by Roselynn George attyinfact

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, a Notary Public of said County and State, **Roselynn George** ~~**and, Timothy George,**~~ the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of October, **2005.**

**Notary Public**

**My Commission Expires:** 5/20/06

DANNY L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

State of Tennessee

County of Davidson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the with named Roselynn George as Power of Attorney for Timothy George, with whom I am personally acquainted (or proved to ~~me~~ on the basis of satisfactory evidence), and who acknowledged that they executed the with instrument for the purposes therein, contained and who further acknowledged that Roselynn George is the Power of Attorney of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at Davidson County, Tennessee, ~~this the~~ 31st day of October 2015.

Danny L Smith
Notary Public

My Commision Expires:
5/20/16

DANNY L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY