File No. 251200124

WARRANTY DEED

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF JANUARY, 2006.

Notary Public

MY COMMISSION EXPIRES: ~~April 10, 2008~~ (AFFIX SEAL)

My Commission Expires March 22, 2008

Davidson County DEEDWARR
Recvd: 01/27/06 16:33 2 pgs
Fees:13.00 Taxes:473.60
20060127-0010976

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
505 E. Main Street
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tamara E. Rogers	American Mortgage Express	MAP 52-8-A
(NAME) 1516 Santa Rosa Court	(NAME) 136 Gaither Drive	PARCEL 35
(ADDRESS) Madison, TN 37115	(ADDRESS) Mt. Laurel, NY 08054	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **John F. Richardson***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tamara E. Rogers****, HEREINAFTER CALLED THE GRANTEE(S), HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

*John Richardson, Married
** Tamara Rogers, Unmarried

Being Lot No. 35 on the Plan of Heron Walk, Phase One, Section Two, as of record in Plat Book 9700, Page 386, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to John F. Richardson by Warranty Deed dated February 28, 2001 from Leslie Monteith, a single woman, filed for record on February 13, 2001 at 12:34 PM in Instrument No. 20010305-0020375, Register's Office for Davidson County, Tennessee.

Doreen Yager Richardson, wife of John F. Richardson, joins in this conveyance for the purpose of waiving and conveying any and all interest she may have in said property including but not limited to her marital interest.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1516 Santa Rosa Court, Madison, TN 37115
(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 GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/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 26th day of January, 2006.

John F. Richardson

Doreen Yager Richardson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Doreen Richardson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. #YAGER

Witness my hand and official seal at Nashville, Tennessee, this 25 day of January, 2006.

My Commission Expires: 7/25/09

A. Joy Mastin
Notary Public

A. JOY MASTIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires July 25, 2009

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named John F. Richardson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of January, 2006.

My Commission Expires: 4/12/2008

Megan Aregis
Notary Public

Megan Aregis State of Tennessee Notary Public County of Sumner

File Number: 251200124
RETURN TO:
Cumberland Title
505 E. Main Street
Hendersonville, TN 37075