WARRANTY DEED

ALL-STAR TITLE
120 DONELSON PIKE
SUITE 201
NASHVILLE, TN 37214
PH 615 883 5883
FAX 615 883 7543

Davidson County DEEDWARR
Recvd: 04/17/06 13:56 2 pgs
Fees:13.00 Taxes:462.50
20060417-0043417

DENISE T. TIGNOR NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$125,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **12TH DAY OF APRIL, 2006.**

Notary Public

MY COMMISSION EXPIRES: ~~July 19, 2008~~. 07/06/08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ESQUIRE TITLE & ESCROW, INC., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TIM GEORGE	New owner	**133-4-15**
(NAME)	(NAME)	
91 ANTIOCH PIKE		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37211		
(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, **GERALD D. RICHARDSON, EXECUTOR OF THE ESTATE OF LOIS TAYLOR RICHARDSON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TIM GEORGE AND ROSE GEORGE, husband and wife,** 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. 227 ON THE PLAN OF GLENCOE ACRES, SECTION II OF RECORD IN BOOK 1835, PAGE 136, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO LOIS TAYLOR RICHARDSON BY FINAL DECREE FROM NORMAN DAVIS RICHARDSON OF RECORD IN BOOK 2965, PAGE 116 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE SAID LOIS TAYLOR RICHARDSON HAS SINCE DIED TESTATE AND BY WILL OF RECORD IN PROBATE COURT FOR DAVIDSON COUNTY, TENNESSEE UNDER DOCKET NO. 96P-880 SAID PROPERTY WAS VESTED IN GERALD D. RICHARDSON, EXECUTOR, IN THE PROBATE COURT OF DAVIDSON COUNTY, TENNESSEE

unimproved ☐

This is improved ☒ property, known as **91 ANTIOCH PIKE, NASHVILLE, TN 37211**

(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 **my hand** this **12th day of April, 2006.**

GERALD D. RICHARDSON, EXECUTOR OF THE ESTATE OF LOIS TAYLOR RICHARDSON

By: Gerald D. Richardson

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Before me, the undersigned, of State and County aforesaid, personally appeared **GERALD D. RICHARDSON, EXECUTOR OF THE ESTATE OF LOIS TAYLOR RICHARDSON** whom I am personally acquainted, and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument for the purpose therein contained, and that he executed the same as his free act and deed.

Witness my hand and official seal at **Nashville**, Tennessee this **17th day of April, 2006.**

Commission expires: **July 19, 2008**

JUSTIN TATUM Notary Public

JUSTIN TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires July 19, 2008