WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/14/06 10:08 2 pgs
Fees:13.00 Taxes:370.00

20060814-0099597

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF AUGUST, 2006.

Notary Public

MY COMMISSION EXPIRES: October 26, 2008.

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
1st Trust Title, Inc., 116 Lineberry Blvd., Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Odds & Ends, L.L.C.	Odds & Ends, L.L.C.	Map 75-9
(NAME)	(NAME)	
310 Bonnahurst Drive	310 Bonnahurst Drive	
(ADDRESS)	(ADDRESS)	Parcel 8
Hermitage, TN 37076	Hermitage, TN 37076	
(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, James F. Richardson and wife, Betty Richardson, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Odds & Ends, L.L.C., 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. 582 on the Plan of Hermitage Hills, Section Six, as shown of record in Book 3300, Page 10, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed Floyd Richardson and wife, Betty Richardson by deed from Ronald E. Jones and wife, Betty Jo Jones filed of record in Book 5883, Page 466 and further conveyed from Floyd Richardson to Betty Richardson by Quitclaim deed filed of record in Book 7381, Page 345 and further conveyed ½ undivided interest to James F. Richardson by Quitclaim deed from Betty Richardson filed of record 11/21/1996 in Book 10266, Page 176, Register's Office of Davidson County, Tennessee.

Subject to all matters as shown on plat of record in Book 3300, Page 10, Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 310 Bonnahurst Drive, Hermitage, TN 37076

(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 our hands this 10th day of August, 2006.

James F. Richardson

Betty Richardson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, James F. Richardson and wife, Betty Richardson the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 10th day of August, 2006.

Commission expires: October 26, 2008

SHANNA RAY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Shanna Ray

Notary Public