WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/29/06 11:46 2 pgs
Fees:13.00 Taxes:684.50

20060829-0106646

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF AUGUST, 2006.

Notary Public

MY COMMISSION EXPIRES: . 1-20-

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Riney Title & Escrow, LLC, 7003 Chadwick Drive, Ste. 227, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Paul Jongema	Allied Home Mortgage Capital Corp.	108-12-247
(NAME)	(NAME)	
1500 Trailwood Court	310 Wilson Pike Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Brentwood, TN 37027	
(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,

Eric Richey and wife Christy Richey,

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

Robert Paul Jongema,

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. 88, on the Plan of Trailwood, Section 5, as of record in Plat Book 6900, Pages 477-479, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate legal description thereof.

Being the same property conveyed to Eric H. Richey, unmarried by Deed from James Wallace and wife, Danea Wallace dated July 31, 1998 of record in Book 11061, Page 176, Register's Office for Davidson County, Tennessee, as corrected by Instrument of Correction of record in Instrument No. 20040325-0033766, Register's Office for Davidson County, Tennessee. And being the same property conveyed to Eric Richey, a married man by Quitclaim Deed from Eric H. Richey, a single man, of record in Instrument No. 20020626-0076483, Register's Office for said County.

Christy Richey, spouse of Eric Richey, hereby joins in this conveyance in order to convey any and all right, title and interest she may have in the above referenced property, including but not limited to marital status.

This property is conveyed subject to: (1) Taxes which have been prorated and assumed by the Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1500 Trailwood Court, Nashville, TN 37214

(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 28th day of August, 2006.

Eric Richey

Christy Richey

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby certify that on this 28th day of August, 2006, before me, a Notary Public in and for the State and County aforesaid, personally appeared Eric Richey and Christy Richey, known to me or satisfactorily proven to be the person(s) whose name(s) are subscribed to the within instrument and acknowledge that they executed the same for the purpose therein contained. Witness my hand and official seal at Brentwood, Tennessee this 28th day of August, 2006.

Commission expires:

6/21/08

LEILA F SCHMEISSER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Notary Public