WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/21/06 14:58 2 pgs
Fees:13.00 Taxes:4761.90

20061121-0144728

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,287,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF NOVEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: July 21, 2009

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Katlan Properties	**Katlan Properties**	**Map 117-10-0**
(NAME) **1612 Westgate Circle, Suite 115**	(NAME) **1612 Westgate Circle, Suite 115**	
(ADDRESS) **Brentwood, TN 37027**	(ADDRESS) **Brentwood, TN 37027**	**Parcels 20, 104 and p/o 105**
(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, **CLIFFORD O. RICHMOND, UNMARRIED** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KATLAN PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP,** 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 1 on the Final Plat of Bedford Avenue Subdivision Phase 3 of record as Instrument No. 20061115-0141901, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Clifford O. Richmond by deed from Terry Vincent White, unmarried filed for record January 3, 2000 in Instrument No. 20000103000631, and by deed from Susan Elizabeth Simms filed for record June 6, 2001 as Instrument No. 20010606-0059396 and being part of the same property conveyed by deed from Dorothy Susan Shacklett filed for record November 5, 2001 as Instrument No. 20011105-0121076, all in Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2006 real property taxes which have been paid and prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Instrument No. 20061115-0141901, said Register's Office; (c) Future Access Easement to be dedicated upon execution of Joint Access Agreement with neighboring property of record in Instrument No. 20050812-0095776, said Register's Office; (d) Public Utility and Drainage Easement of record in Instrument No. 20060811-0099296, said Register's Office; and (e) Easement for sanitary sewers and or storm drainage of record in Book 3914, page 9, Book 3914, page 73 and Book 3914, page 89, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 3811, 3809 and part of 3807 Bedford Avenue also known as Lot 1 Bedford Avenue Subdivision, Phase 3, Nashville, TN 37215

(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 21st day of November, 2006.

Clifford O. Richmond

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, Clifford O. Richmond the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 21st day of November, 2006.

Commission expires:



Frances L. Whittemore

Notary Public