WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$96,200.00.**

Affiant

Subscribed and sworn to before me this 28th day of November, 2006.

Notary Public
My Commission expires: 5/26/09
(Affix Seal)

KAREN RUSSELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

After recording return to:
BUYERS TITLE & ESCROW, LLC
5210 MARYLAND WAY, STE 201
BRENTWOOD, TN 37027

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Ryan C. Richmond	New owner	136-15-0-082.00
3553 Gondola Drive		
Antioch, TN 37013		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Charlotte E. Sneed, a single woman**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Ryan C. Richmond, a single man**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 64A on the plan of Zone Lot Division - Lots 64 thru 68, Chelsea of Priest Lake, Section 1-B, of record in Book 6250, page 365, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot no. 64A fronts 42.19 feet on the northerly margin of Gondola Drive and extends back 121.85 feet on the westerly line and 140.68 feet on the easterly line to a dead line in the rear, measuring 40.03 feet thereon.

Being the same property conveyed to Charlotte E. Sneed, a single woman, by deed from Marcel Lieskamp and wife, Julia Lieskamp Stahlman, on December 22, 1997, of record in Book 10762, page 957, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Taxes and assessments for the year 2007 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 136-15-0-082.00.
- Subject to all matters as shown on the Plan of record in Book 6250, page 365, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 6213, page 806; and Book 6298, page 539, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3553 Gondola Drive, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 November 28, 2006.

Davidson County DEEDWARR
Recvd: 12/04/06 13:14 2 pgs
Fees:13.00 Taxes:355.94
20061204-0149238

Charlotte E. Sneed
Charlotte E. Sneed

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Charlotte E. Sneed,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this November 28, 2006

My commission expires 8/10/10

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY