WARRANTY DEED	STATE OF Tennessee COUNTY OF Wilson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,548.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF DECEMBER, 2006. Notary Public MY COMMISSION EXPIRES 10/26/08 (AFFIX SEAL)

SHANNA RAY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Ret

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
Ronald H. Richards Sr.	Ronald H. Richards Sr.	Map 72-14
(NAME) 1117 Cahal Avenue	(NAME) 3417 N. Westmoreland Dr.	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Orlando, FL 32804	Parcel 9
(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 , **Javier Velasco and wife, Yvette Velasco,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ronald H. Richards, Sr.,** 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. 9 on the Plan of E.T. Brown's Subdivision of part of Lot No. 1 of the Cahal Lands, as shown of record in Plat Book 332, Page 84, 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 to Javier Velasco, a married man, by Deed from James E. Blunkall and Brenda L. Blunkall, D/B/A J & B Investment Properties, filed for record as Instrument No. 20060920-0116719, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on plat of record in Plat Book 332, Page 84, Register's Office of Davidson County, Tennessee.

Yvette Velasco hereby joins in this conveyance, conveying any and all interest she may have in said property.

unimproved ☐

This is improved ☒ property, known as 1117 Cahal Avenue, Nashville, TN 37206
(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.

Davidson County DEEDWARR
Recvd: 12/28/06 07:59 2 pgs
Fees:13.00 Taxes:386.83
20061228-0159751

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Witness our hands this 13th day of December, 2006.

Javier Velasco

Yvette Velasco

STATE OF California
COUNTY OF Los Angeles

Personally appeared before me, the undersigned, a Notary Public, Javier Velasco and wife, Yvette Velasco 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 Whittier, California this 13th day of December, 2006.

Commission expires: Sept. 8, 2007

Elisa T. Guison
Notary Public

ELISA T. GUISON
Commission # 1435349
Notary Public - California
Los Angeles County
My Comm. Expires Sep 8, 2007