WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/07/07 15:46 2 pgs
Fees:13.00 Taxes:252.53

20070207-0016367

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $68,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF February, 2007.

Notary Public

MY COMMISSION EXPIRES: October 26, 2008.

(AFFIX SEAL)

SHANNA RAY 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
Ronald H. Richards, Jr.		Map 82-3
(NAME)	(NAME)	
916 Stockell Street	NEW OWNER	
(ADDRESS)	(ADDRESS)	Parcel 164
Nashville, TN 37207		
(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, I, **Roger Evans, a married person**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ronald H. Richards, Jr.**, 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. 28 on the Map of the Benedict Land Company's subdivision of the Lindsley Tract, as shown of record in Plat Book 332, Page 40, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Said Lot No. 28 fronts 50 ft. on the westerly side of Stockell Street and runs back between parallel lines, with the southerly margin of Vaughn Street, 180 ft., more or less, to an alley.

Being the same property conveyed to Roger Evans, a married person by Deed from Ed Loggins and Marc Gillespie, filed for record 10/27/03 as Instrument No. 20031027-0157845, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on plat of record in Plat Book 332, Page 40, Register's Office of Davidson County, Tennessee.

Subject to a sewer and drainage easement as shown of record in Book 4483, Page 132, Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 916 Stockell Street, Nashville, TN 37207

(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 5 day of February, 2007.

Roger Evans

Roger Evans

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, Roger Evans, 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 5 day of February, 2007.

Commission expires: October 26, 2008

Shanna Ray

Shanna Ray Notary Public

SHANNA RAY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY