File No. 270201327

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF SUMNER THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $505,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF MARCH, 2007. Notary Public MY COMMISSION EXPIRES: ~~April 12, 2008.~~ 07/19/08 (AFFIX SEAL)

JOSEPH A. FERRELLI NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE EXPIRES 07/19/08

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
505 E. Main Street
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 03/14/07 14:10 2 pgs
Fees:13.00 Taxes:1868.50
20070314-0031389

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Buist Richardson	Countrywide Home Loans	113-128
(NAME)	(NAME)	
8112 Old Charlotte Pike	801 Crescent Centre Dr, Ste510	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Janet K. O'Farrell, unmarried

, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Buist Richardson and wife, Mary M. Richardson,

HEREINAFTER CALLED THE GRANTEE(S), HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a 14.17, more or less, acre tract of land lying in the 35th Concilmanic District of Davidson County, Tennessee, said tract further described as being part of the land conveyed to Donna F. Farrell by Mary Irene Bogle, George Bogle, Minnie F. Bay, Joseph Bay, Mattie M. Smith, and Thurman L. Smith as of record in Book 4073, Page 259, Register's Office for Davidson County, Tennessee and more specifically described as:

BEGINNING at a point in the northerly right of way of Old Charlotte Pike said point further described as being 250 feet west of the southeast corner of aforementioned Farrell Property and the southwest corner of the Robert L. Cooper Property as of record in Book 1850, Page 525, Register's Office Davidson County, Tennessee; thence south 58° west 305.36 feet to a point: thence south 68° west 181.50 feet t o a point; thence south 79°30 minutes West 163.26 feet to a point; thence North 3° 30 minutes West 1200.16 feet to a point in the southerly boundary line of the James E. Buttrey Property as of record in Book 1451, Page 305, Register's Office Davidson County, Tennessee; thence with Buttrey's line South 85°17 minutes 46 seconds East 535.35 feet to a point; thence leaving Buttrey's line South 8°25 minutes 46 seconds East 903.29 feet to the point of beginning, containing 14.17 acres more or less.

Being the same property conveyed to Danny R. O'Farrell and Wife, Janet K. O'Farrell by Quit Claim Deed from Danny Ray O'Farrell and Janet Hughes O'Farrell, Trustees of the Danny R. O'Farrell, Revocable Trust dated January 29, 1991 of record in Instrument 200003150026687, Register's Office for said County. Danny R. O'Farrell is now deceased.

Less and Except:

Tract/Parcel of land in Davidson County, Tennessee as follows:

BEGINNING at an iron rod in the north right of way of Old Charlotte Pike at the South East corner of the Danny R. and Janet K. O'Farrell property as described in Instrument No. 20000315-0026687, Register's Office for Davidson County, Tennessee, and at the South East corner of the property described herein; thence with said right of way, South 62° 34 minutes 47 seconds West, 65.85 feet to an iron rod set, thence with a new line, leaving said right of way, with a curve to the right having a delta angle of 41° 35 minutes 44 seconds, a radius of 125.00 feet, an arc length of 90.75 feet and a chord bearing of North 16° 02 minutes 44 seconds East, 88.77 feet to an iron rod; thence, North 36° 50 minutes 36 seconds East, 46.25 feet to an iron rod, thence, South 03° 50 minutes 57 seconds East, 92.20 feet to the point of beginning and containing 3997 square feet or 0.092 acres.

Being the same property conveyed by Quitclaim Deed to Phillip M. Denning, married, from Janet K. O'Farrell, widowed, as recorded on the 21st day of February, 2007 in Instrument No. 20070221-0021562, in the Register's Office of Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 8112 Old Charlotte Pike, Nashville, TN 37209

(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 GRANTEE(S), heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hands this 8th day of March, 2007.

Janet K. O'Farrell

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Janet K. O'Farrell, 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 purposes therein contained.

Witness my hand at office this 8th day of March, 2007.

Commission expires: April 12, 2008

Rebecca Campbell Notary Public

Rebecca Campbell State of Tennessee Notary Public County of Sumner

File Number: 270201327

RETURN TO:
Cumberland Title
505 E. Main Street
Hendersonville, TN 37075