WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/03/07 08:12 2 pgs
Fees:13.00 Taxes:1665.00
20070403-0039439

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF APRIL, 2007.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires July 25, 2009

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
Clifford O. Richmond	**Clifford O. Richmond**	**MAP 104-10**
(NAME) **3527 Richardson Ave.**	(NAME) **3805 Bedford Avenue**	**PARCEL 002.00CO**
(ADDRESS) **Nashville, TN 37205**	(ADDRESS) **Nashville, TN 37215**	
(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, **NANCY E. ASHER AND HUSBAND, HARVEY ASHER** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CLIFFORD O. RICHMOND, UNMARRIED,** 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 a part of Elmington Condominium tract as shown per plan of record in Plat Book 4300, page 16, Register's Office for Davidson County, Tennessee as revised in Plat Book 4300, page 200 and Plat Book 4660, page 60, said Register's Office, identified as follows:

Unit No. C-2 on said plat as shown in and described by the Master Deed establishing a horizontal property regime with respect to Elmington Condominium including the Surveyors Plans and the Administrative By-laws thereunto attached and exhibited, recorded in Book 4486, page 547, of the Register's Office for Davidson County, Tennessee. Together with each and all of the rights, privileges and appurtenances thereunto belonging, as set forth in said Master Deed, Surveyors Plans and Administrative By-laws, including without limitation, such Units undivided percentage interest in the land and general common elements.

Being the same property conveyed to Nancy E. Asher by Quitclaim Deed from June P. House, Trustee for the purpose of terminating tenancy by the entirety and vesting ownership fee simple of record as Instrument No. 20050516-0054958, 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) 2007 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Plat Book 4300, page 16, revised in Plat Book 4300, page 200 and Plat Book 4660, page 60, said Register's Office; (c) Master Deed and Restrictive covenants contained in Book 4486, page 547, said Register's Office; and (d) By-Laws of record in Book 4486, page 553, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 3527 Richardson Ave., Nashville, TN 37205
(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 2nd day of April, 2007.

Nancy E. Asher

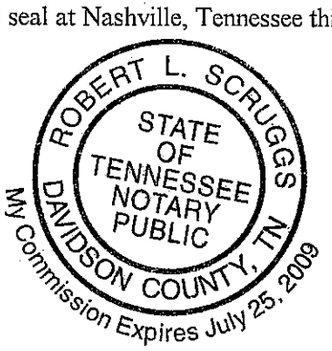
Harvey Asher

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee this 2nd day of April, 2007.

Commission expires:



Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, Harvey Asher 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 2nd day of April, 2007.

Commission expires:



Notary Public