WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/22/07 07:58 2 pgs
Fees:13.00 Taxes:177.60

20070622-0074483

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $48,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF JUNE, 2007.

Notary Public

MY COMMISSION EXPIRES: October 26, 2008.
(AFFIX SEAL)

DAMNA 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 Holly Richards Jr.	Ronald Holly Richards Jr.	Map 72-14
(NAME)	(NAME)	
1201 Chester Avenue	1315 McKennie Ave.	
(ADDRESS)	(ADDRESS)	Parcel 68
Nashville, TN 37206	Nashville, TN 37206	
(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, **Ronald C. Smith, Sr.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ronald Holly Richards, Jr.**, 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:

Being Lot No. 118 on the Map of Chesterfield Place, as shown of record in Book 332, Page 147, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Subject to all matters as shown on plat of record in Plat Book 332, Page 147, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Ronald C. Smith, Sr. by Quitclaim Deed from Creo Robinson Tanner filed of record 03/22/2006 in Instrument No. 20060322-0032931, and to Marion Logan by Quitclaim Deed from Jordan Tanner, Jr. filed of record 12/05/2005 in Instrument No. 20051205-0145776, Register's Office of Davidson County, Tennessee, and to Ronald C. Smith, Sr. by Quitclaim Deed from Marion Logan, filed for record as Instrument No. 20070622 0074482 Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1201 Chester 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.

Witness my hand this 18th day of June, 2007.

Ronald C. Smith, Sr.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, Ronald C. Smith, Jr., 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 18th day of June, 2007.

Commission expires: October 26, 2008

SHANNA RAY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Shanna Ray

Notary Public