WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/10/07 08:06 2 pgs
Fees:13.00 Taxes:695.60

20071210-0141937

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $188,000.00

Randall Green
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF NOVEMBER 2007

Notary Public

MY COMMISSION EXPIRES: 03/07/2011

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
1ST United Title and Escrow, Inc., 4811 Lebanon Road, Suite 107, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randall Green	SAME	126-15X-0B-246.00
(NAME)	(NAME)	
7113 Commonwealth		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, **Claude M. Richbourg and wife, Renee T. Richbourg,**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Randall Green and wife, Dawn Green**, HEREINAFTER CALLED THE GRANTEE(S), 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 Lot No. 150, on the Plan of Section Three, Lexington Point Subdivision, as shown on plat of record in Plat Instrument No. 20020116-0006331 in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Claude M. Richbourg and Renee T. Richbourg, husband and wife, in Instrument 20020621-0075166 recorded 6/21/2002, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2007, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Instrument Number 20020116-0006331; easements of record in Instrument Number 20020729-0090372; Covenants , Conditions, Restrictions, Easements, Liens for Assessments, Options, Powers of Attorney, and Limitations on title set forth in restrictions recorded in Instrument Number 20001018-0103445; supplemented and restated in Instrument Number 20010522-0052909; rerecorded in Instrument Number 20020214-0019754 and 20020219-0021061 and in any allied instrument(s) referred to in said restrictions; Charter of Lexington Point Homeowner's Association of record in Instrument Number 20001020-0104424; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 7113 Commonwealth, Nashville, TN 37221

(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

Claude M. Richbourg

Renee T. Richbourg,

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Claude M. Richbourg and Renee T. Richbourg,, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Hermitage, Tennessee, this 9th day of November, 2007

Notary Public

My Commission Expires: 03/07/2011

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds