Davidson County DEEDWARR
Recvd: 02/27/09 15:54 2 pgs
Fees:13.00 Taxes:906.50

20090227-0017583

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires: 5/22/2010

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $245,000.00

Affiant

Subscribed and sworn to before me, this 23rd day of February, 2009.

Notary Public
My commission expires: 5/22/2010

05-0809-64364

Address of New Owner:	Send Tax Bills to:	Tax Information
Ronnie Richmond 2711 Overhill Circle Nashville TN 37214	OWNER	095-04-0 217.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Thomas H. Cloyd, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Ronnie Richmond and wife, Patricia Richmond, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennesse, more particulary described as follows.

Being an easterly part of Lot 31 in Bluefields Bransford Realty Company's First Subdivision of the Sam P. Sweeney Farm Third Civil District, Davidson County, Tennessee, the plan of which is of record in Book 843, page 16 of the Register's Office for Davidson County, Tennessee.

Said part of said Lot. No. 31 fronts 100 feet on the north side of Overhill Drive and extends back in a northerly direction between lines, 348 feet on its easterly line and 330 feet more or less on its westerly line to the rear line of Lot No. 34 in said Plan measuring 74.6 feet on the rear line being part of the same property conveyed to Bransford Realty Company by deed from Sam P. Sweeney, et.al, record in Book 734, Page 434 of the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Coen C. Cloyd et ux Sue S. Cloyd by deed dated 5/12/30 and recorded 5/20/30 from Bransford Realty Company, a corporation, of record in Book 737, Page 361, said Register's Office. Coen C. Cloyd having since died. Sue S. Cloyd having predeceased Coen C. Cloyd. The estate of Coen C. Cloyd was probated in the Probate Court of Davidson County, Tennessee, Docket No. 75314. Subject property was devised to Thomas H. Cloyd.

Betty Cloyd, wife of Thomas H. Cloyd, joins in the execution of this instrument to convey her marital interest, if any, in subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2711 Overhill Circle, Nashville, TN 37214

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever

defend the title to said land to 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 23rd day of February, 2009.

Thomas H. Cloyd

Betty Cloyd

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Thomas H. Cloyd and Betty Cloyd, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 23rd day of February, 2009.

State of Tennessee at Large

My Commission expires
5/22/2010

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires: 5/22/2010