

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $399,000.00.

Affiant

Subscribed and sworn to before me, this the 31st day of March, 2009.

Notary Public

My commission expires: 2.14.2012

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Albert W. Richardson	NEW OWNER	116-8-B-10
10 Valley Forge		
Nashville, TN 37215		

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, WE,

Ralph G. Santos, Sherod A. Santos Jr., and Cheri Lynn Santos Brown, as Co-Executors of the Estate of Sarah Gossett Santos, deceased

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

Albert W. Richardson, a married man

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 10 as shown on the Second Revised Plan of Phase II of Sugartree of record in Plat Book 4860, Page 79-80, as amended in Book 4912, Page 276, Book 5005, Page 144, Book 5010, Page 117, Book 5015, Page 550, Book 5072, Page 165, Book 5084, Page 960, Book 5121, Page 89, Book 5122, Page 326, Book 5169, Page 426, Book 5191, Page 412, Book 5222, Page 468 and Book 5238, Page 93, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sarah G. Santos by deed dated June 1, 1993 from Hugh C. Gracey, Jr. Executor of the Estate of Sarah Gracey, deceased, of record in Book 8978, page 208, Register's Office for Davidson County, Tennessee. The said Sarah G. Santos died on June 21, 2008, and by her Last Will and Testament filed in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 08P-1138, devised the subject property to Ralph G. Santos, Sherod A. Santos, Jr. and Cheri Lynn Santos Brandon, as Co-Executors of the Estate of Sarah Gossett Santos, deceased.

This conveyance is subject to all restrictions, easements, planning documents and other matters of record in said Register's Office, and a lien for taxes for the current year and subsequent years.

This is improved (_X_) unimproved (____) property known as 10 Valley Forge, Nashville, TN 37215.

116-8-B-10 is the parcel identification number assigned to the property by the county tax assessor's office.

BILL GARRETT, Davidson County
Trans:T20090021273 DEEDWARR
Recvd: 04/01/09 09:45 4 pgs
Fees:23.00 Taxes:1476.30



20090401-0029139

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), their 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 in 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), 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/OUR HANDS EFFECTIVE AS OF March 31, 2009:

Ralph G. Santos, as Co- Executor
of the Estate of Sarah Gossett Santos, deceased

Sherod A. Santos Jr., as Co- Executor
of the Estate of Sarah Gossett Santos, deceased,

Cheri Lynn Santos Brandon, as Co- Executor
of the Estate of Sarah Gossett Santos, deceased

STATE OF)
) **INDIVIDUAL ACKNOWLEDGEMENT**
COUNTY OF)

Personally appeared before me, a Notary Public of said County and State, Ralph G. Santos, the within named Grantor(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 purposes therein contained.

Witness my hand, at office, this the ____ day of March, 2009.

My Commission Expires:_____

Notary Public

STATE OF Illinois)
) **INDIVIDUAL ACKNOWLEDGEMENT**
COUNTY OF Cook)

Personally appeared before me, a Notary Public of said County and State, Sherod A. Santos, Jr., the within named Grantor(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 purposes therein contained.

Witness my hand, at office, this the 30th day of March, 2009.

"OFFICIAL SEAL"
Scott E. Chrenka
Notary Public, State of Illinois
My Commission Expires Oct. 7, 2012

My Commission Expires:_____

Notary Public

STATE OF)
) **INDIVIDUAL ACKNOWLEDGEMENT**
COUNTY OF)

Personally appeared before me, a Notary Public of said County and State, Cheri Lynn Santos Brandon, the within named Grantor(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 purposes therein contained.

Witness my hand, at office, this the ____ day of March, 2009.

My Commission Expires:_____

Notary Public

20091310R

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), their 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 in 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), 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/OUR HANDS EFFECTIVE AS OF March 31, 2009:

Ralph G. Santos, as Co- Executor
of the Estate of Sarah Gossett Santos, deceased

Sherod A. Santos Jr., as Co- Executor
of the Estate of Sarah Gossett Santos, deceased,

Cheri Lynn Santos Brandon, as Co- Executor
of the Estate of Sarah Gossett Santos, deceased

STATE OF Texas)
) **INDIVIDUAL**
COUNTY OF Dallas) **ACKNOWLEDGEMENT**

Personally appeared before me, a Notary Public of said County and State, Ralph G. Santos, the within named Grantor(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 purposes therein contained.

Witness my hand, at office, this the 30 day of March, 2009.

My Commission Expires: 12-5-2009 Notary Public

DEWAYNIA SHANTAY GRIFFIN
MY COMMISSION EXPIRES
December 5, 2009

STATE OF)
) **INDIVIDUAL**
COUNTY OF) **ACKNOWLEDGEMENT**

Personally appeared before me, a Notary Public of said County and State, Sherod A. Santos, Jr., the within named Grantor(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 purposes therein contained.

Witness my hand, at office, this the ____ day of March, 2009.

My Commission Expires:_____
Notary Public

STATE OF)
) **INDIVIDUAL**
COUNTY OF) **ACKNOWLEDGEMENT**

Personally appeared before me, a Notary Public of said County and State, Cheri Lynn Santos Brandon, the within named Grantor(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 purposes therein contained.

Witness my hand, at office, this the ____ day of March, 2009.

My Commission Expires:_____
Notary Public

20091310R

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), their 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 in 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), 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/OUR HANDS EFFECTIVE AS OF March 31, 2009:

Ralph G. Santos, as Co- Executor
of the Estate of Sarah Gossett Santos, deceased

Sherod A. Santos Jr., as Co- Executor
of the Estate of Sarah Gossett Santos, deceased,

X Cheri Lynn Santos Brandon

Cheri Lynn Santos Brandon, as Co- Executor
of the Estate of Sarah Gossett Santos, deceased

STATE OF)
) **INDIVIDUAL**
) **ACKNOWLEDGEMENT**
COUNTY OF)

Personally appeared before me, a Notary Public of said County and State, Ralph G. Santos, the within named Grantor(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 purposes therein contained.

Witness my hand, at office, this the ____ day of March, 2009.

My Commission Expires:_____

Notary Public

STATE OF)
) **INDIVIDUAL**
) **ACKNOWLEDGEMENT**
COUNTY OF)

Personally appeared before me, a Notary Public of said County and State, Sherod A. Santos, Jr., the within named Grantor(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 purposes therein contained.

Witness my hand, at office, this the ____ day of March, 2009.

My Commission Expires:_____

Notary Public

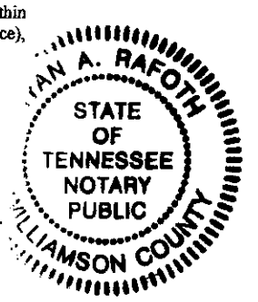
STATE OF Tennessee)
) **INDIVIDUAL**
) **ACKNOWLEDGEMENT**
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, Cheri Lynn Santos Brandon, the within named Grantor(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 purposes therein contained.

Witness my hand, at office, this the 31ST day of March, 2009.

My Commission Expires: 7-25-12

Notary Public



20091310R