36517

WARRANTY DEED 14508

Davidson County DEEDWARR
Recvd: 04/29/09 10:35 3 pgs
Fees:18.00 Taxes:440.30
20090429-0038571

PHILIP ELLIS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF APRIL, 2009.

Notary Public

Commission expires 6-18-2012

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dzemila Sasic	Countrywide Bank	
(NAME)	(NAME)	
413 Starliner Court	801 Crescent Center Dr. #510	102-4-1
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Franklin, TN 37067	
(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, **RANDY RICHARDS, EXECUTOR OF THE ESTATE OF BOBBIE J. RICHARDS**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DZEMILA SASIC**, Married 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 Lot No. 1029 on the Plan of Charlotte Park, Section 13, of record in Book 2900, pages 142 and 143, Register's Office for Davidson County, Tennessee.

Said Lot No. 1029 fronts 94.7 feet on the northwesterly side of Starliner Court and extends back 174.2 feet on the southwesterly line and 130.3 feet on the northeasterly line to an irregular line in the rear on which it measures 66.0 feet thereon.

Being the same property conveyed to Walter T. Richards and wife, Bobbie J. Richards by deed from Steven D. Johnson and wife, Patricia Ann Johnson, of record in Book 9278, Page 268, Register's Office for Davidson County, Tennessee. Also, being the same property conveyed to Bobbie J. Richards, for the duration of her natural life, with remainder to Walter T. Richards, of record in Book 11273, page 126, Register's Office for Davidson County, Tennessee. The said Walter T. Richards having since died and by his Last Will and Testament of record in Docket No. 09P-629, Probate Court Clerk's Office for Davidson County, Tennessee, the subject property was devised to Bobbie J. Richards. The said Bobbie J. Richards having since died and by her Last Will and Testament of record in Docket No. 09P-174, Probate Court Clerk's Office for Davidson County, Tennessee, Randy Richards, as Executor under her will, is vested with power of sale.

unimproved ☐

This is improved ☒ property, known as 413 Starliner Court, Nashville, TN 37209

(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 I covenant with the said GRANTEES that I am 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 I further covenant and bind my successors and assigns 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 27th day of April, 2009.

Randy Richards, Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Randy Richards, Executor, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 27th day of April, 2009.

John Gregory Hardeman Notary Public



My Commission Expires MAR. 4, 2013

I, Philip Ellis, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Lori Holloway, a notary public for this county and state, Philip Ellis who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 1-16-2011

Notary's Seal (If on paper)

LORI HOLLOWAY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY