File No. 291000035

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF OCTOBER, 2009.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 5-2-11

TRACEY PERRY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jermaine Donell Haltom	NEW OWNER	161-10-0-A-16
(NAME)	(NAME)	
5448 Village Way		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Larry K. Richardson and wife, Susan Sterbonic**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Jermaine Donell Haltom, an unmarried man,** hereinafter called the grantee(s), 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. 35 on the Plan of Villages of Brentwood Phase One of record in Plat Book 5200, Page 613, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Larry K. Richardson and wife, Susan Sterbonic by deed from Betty P. Greer, unmarried of record in Book 9229, Page 973 on 01/21/1994 and filed for record on 01/26/1994, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20090075372 DEEDWARR
Recvd: 11/04/09 14:09 2 pgs
Fees:13.00 Taxes:629.00
20091104-0102063

All matters as set forth per Plat Book 5200, Page 613, said Register's Office.

Restrictions of record in Book 6143, Page 11, said Register's Office.

TVA Easement of record in Book 2338, Page 222, said Register's Office.

TVA Easement of record in Book 2335, Page 221, said Register's Office.

Charter of Homeowner's Association as shown of record in Book 6158, Page 352, said Register's Office.

Taxes for the year 2010 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 5448 Village Way, Nashville, TN 37211
(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 GRANTEE(S), 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 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 GRANTEE(S), 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 this 29th day of October, 2009.

Larry K. Richardson by Constance O. Harvey atty in fact

Larry K. Richardson

Susan Sterbonic by Constance O. Harvey atty in fact

Susan Sterbonic

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Constance O. Harvey, with whom I am personally acquainted and who proved herself to be the attorney in fact of Larry K. Richardson and Susan Sterbonic and who being authorized to do so acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 29th day of November, 2009.

Commission expires:

Tonja Barron
State of Tennessee Notary Public
Williamson County

My commission expires November 21, 2012

Notary Public

File Number: 291000035

RETURN TO: