17345
THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

Davidson County DEEDWARR
Recvd: 12/04/09 08:48 4 pgs
Fees:23.00 Taxes:366.30
20091204-0111031

WARRANTY DEED

Address New Owner(s):
Richard L. Tillis, Jr.
8245 Old Harding Road
Nashville, TN 37221

Send Tax Bills to:
SunTrust Mortgage
401 Commerce St Ste 610
Nashville TN 37219

Map/Parcel: Map/Parcel: 16800005500

FOR AND IN 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/we, **John Richardson, Executor for the Estate of Eva Richardson**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Richard L. Tillis, Jr.**, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THIS conveyance is subject to any and all existing easements, restrictions, building lines and zoning regulations of record.

This is improved property known as: 8245 Old Harding Road, Nashville, TN 37221

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 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 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/our hand(s) as on the date shown on the Notary Public form.

John Richardson, Executor

STATE OF TENNESSEE DAVIDSON COUNTY ss:

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **John Richardson, Executor**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 3rd day of December, 2009.

OLLIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires NOV. 22, 2010

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STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is $99,000.00

Affiant

Subscribed and sworn to before me this 3rd day of December, 2009.

Notary Public

My Commission Expires 3/29/11

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

EXHIBIT "A" **File#: 17345**

Legal Description

LAND in the 9th Civil District of Davidson County, Tennessee, bounded and described as follows:

Beginning at a stake in the centre of the Old Nashville and Centerville Road, where the east boundary line of Margaret P. Allison's tract crossed said road near where a beech formerly stood. J. D. Hicks and Stoner and Breedlove's corner, being the southeast corner of L. F. Joslin's tract. Thence with said old road and with said Stoner's and Breedlove's line, South 70-1/2 degree W 33 poles to a stake in centre of said road. Thence North 85-1/2 degrees W 8 poles to a stake in said Nashville and Centerville old road. Thence South 85-3/4 degrees W 21 poles to a stake in said old road and in said Stoner's and Breedlove's line and in the south boundary of the new highway. Thence with the south boundary of said new highway, North 71 degrees East 3-1/2 poles to stake. Thence with south boundary of said highway, North 77-1/2 degrees East 32 poles to a stake. Thence with same said south boundary, North 75 degrees East 12 poles to a stake. thence North 85 degrees East 6 poles to a stake in south boundary of said Highway. Thence with said south boundary, South 88 degrees East 7-3/4 poles to a stake in same and in what was formerly the east boundary line of the Margaret P. Allison tract, now the east boundary of L. F. Joslin tract. Thence with said line, South 13 degrees East - 18 - Links to the beginning, containing one and three fourth (1-3/4) acres, more or less, being all that portion cut off by said new Highway and lying south of it along the said Highway and along the southeast portion of a tract of land which I purchased of said Margaret P. Allison by two deeds from her to me of record in Deed Book 448, page 155. The other of record in Deed Book 388, page 733, R.O.D.C. for further particulars see said deeds.

BEING the same property conveyed to Dennis Richardson and wife, Eva Richardson by Warranty Deed from J. S. Richardson and wife, Lillie Richardson, dated September 4, 1933, and recorded in Book 2638, page 183, said Register's Office. The said Dennis Richardson having predeceased the said Eva Richardson. Pursuant to the Last Will and Testament of Eva Richardson, Probate No. 09P-380 in the Seventh Circuit Court for Davidson County, Tennessee, (Probate Division), at Nashville, TN, authority is given to sell and convey said real estate.

I, Rosemary Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached 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 Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 3/29/11.

