WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100055309 DEEDWARR
Recvd: 09/03/10 09:43 2 pgs
Fees:13.00 Taxes:721.50
20100903-0070132

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF SEPTEMBER, 2010.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ROBERT L. SCRUGGS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 6, 2013

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2525 21st Avenue South, 2nd Floor
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher Wayne Richardson	**American Bank & Trust**	**MAP 83-3**
(NAME)	(NAME)	
2302 Carter Avenue	**PO Box 688**	**PARCEL 278.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Bowling Green, KY 42102**	
(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, WE, **TAY SQUARED, INC., A TENNESSEE CORPORATION** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRISTOPHER WAYNE RICHARDSON AND TEDDY LEWIS BEDWELL JR., AS TENANTS IN COMMON,** 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 part of Lot No. 52 on the original plan of Brownsville, as of record in Book 21, page 9, Register's Office for Davidson County, Tennessee described as follows:

Beginning at a point in the center of Carter Street at the Northeast Corner of a part of Lot No. 52, conveyed to Ira Lanier and wife, by deed from H.P. Nolen and wife, of record in Book 1195, page 234, Register's Office for Davidson County, Tennessee; thence with the Easterly boundary line of said Lanier Property Southwardly 315.65 feet, more or less to a point; thence Eastwardly 50 feet to a point; thence Northwardly 315.65 feet, more or less to a point in the center of said Carter Street; thence with the center of said Carter Street Westwardly 50 feet to the point of beginning.

Being the same property conveyed to Tay Squared Inc. by Special Warranty Deed from CitiFinancial, Inc. by Olympus Asset Management, Attorney in Fact for and on behalf of CitiFinancial, Inc., a corporation organized and existing under and by virtue of the laws of the State of Maine by Manson Legendre, it's Vice President, of record as Instrument No. 20091217-0114897, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2010 real property taxes have been prorated and assumed by the grantee(s) and (b) all matters appearing on the plan of record in Book 21, page 9, said Register's Office.

unimproved ☐

This is improved ☒ property, known as **2302 Carter Avenue, Nashville, TN 37206**

(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 we do covenant with the 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 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 2nd day of September, 2010.

Tay Squared, Inc.

By: _____

Brian Bequette, President

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared, Brian Bequette, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Tay Squared, Inc., (the "Company") the within named bargainor, a Tennessee Corporation, and that as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Company by himself as President.

Witness my hand and official seal at Nashville, Tennessee this 2nd day of September, 2010.

Commission expires:



_____
Notary Public