Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #11-1011

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Charles P. Richardson and Rachael A. Richardson, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Katherine G. Hartley and Amanda G. Hartley, as joint tenants with right of survivorship**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:
To Wit:

Land in Davidson County, Tennessee, being part of Block 17 on the Realty Savings Bank & Trust Company's Revised Plan of West Extension of Charlotte Park Co's. First Addition, as of record in Book 421, page 18, said Register's Office, described as follows:

Beginning at the Southwest corner of Nevada Avenue, as extended West from the Charlotte Park Company's First Addition to Nashville, and 50th Avenue, North, as extended South from Charlotte Avenue; thence, with the southerly margin of Nevada Avenue, westerly 60 feet to a point; thence, at right angles southwardly and parallel with 50th Avenue, North, 150 feet to the northerly margin of an alley; thence, easterly with the margin of said alley 60 feet to the western margin of 50th Avenue, North; thence, running northwardly with the westerly margin of said 50th Avenue, North, 150 feet to the point of beginning.

Being the same property conveyed to Charles P. Richardson and Rachael A. Richardson, husband and wife, by deed from Rebecca E. Chatham Tombs, unmarried dated April 8, 2005 of record as Instrument No. 20050412-0040515, Register's Office for Davidson County, Tennessee, and by Quitclaim Deed of record as Instrument No. 20060901-0108090, said Register's Office.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 5001 Nevada Avenue, Nashville TN, 37209.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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 THE EXECUTION HEREOF this 11th day of February, 2011.

Charles P. Richardson

Rachael A. Richardson

BILL GARRETT, Davidson County
Trans:T20110009588 DEEDWARR
Recvd: 02/15/11 15:27 2 pgs
Fees:13.00 Taxes:2016.50
20110215-0012993

State of Tennessee)
County of Davidson)

On this 11th day of February, 2011, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Charles P. Richardson and Rachael A. Richardson, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/20/15

ANGELA P. GIBSON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 545,000.00.

Affiant

Sworn and subscribed before me on this the 11th day of February, 2011.

Notary Public

My Commission Expires: 9/8/13

PATRICIA BAER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

NEW OWNER:
Katherine G. Hartley
5001 Nevada Avenue
Nashville, TN 37209

RESPONSIBLE FOR TAX PAYMENT:
new owner

TAX MAP-PARCEL #:
91-15-235