BILL GARRETT, Davidson County
Trans:T20110018997 DEEDWARR
Recvd: 04/01/11 09:00 2 pgs
Fees:13.00 Taxes:133.20
20110401-0024983

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Randy J. Persinger
508 Hidden Hills Drive
Hermitage, TN 37076

MORTGAGEE

SEND TAX BILLS
New Owner

MAP-PARCEL:
Map 043-13-0
Parcel 278.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) 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, **Sara Linn Richter, married,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Randy J. Persinger,** 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:

Being the west 25 feet of Lot #20 and the east 45 feet of Lot #21 of Block "C" on the Plan of Crittenden Estates Subdivision of record in Book 974, Page 69, Register's Office for Davidson County, Tennessee.

Said parts of said lots adjoin and front together 70 feet on the south side of Cherry Street and run back between parallel lines 140 feet to a dead line in the rear.

Being the same property conveyed to Sara Linn Richter by Substitute Trustee's Deed from David G. Mangum, as Substitute Trustee, dated May 21, 2010 and filed of record in Instrument No. 20100521-0039460, Register's Office for Davidson County, Tennessee.

This is not the principal residence of said grantor, nor is it the principal residence of any spouse of said grantor.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 974, Page 69, Register's Office, Davidson, County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **330 Cherry Street Madison, TN 37115.**

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 our hands this 28th day of March, 2011.

Sara Linn Richter

Sara Linn Richter

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Sara Linn Richter, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of March, 2011.

NOTARY PUBLIC

DENNIS R. SPAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 10-3-11

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $36,000.00.

AFFIANT

Subscribed and sworn to before me this 28th day of March, 2011.

NOTARY PUBLIC

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1-2-12