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

BILL GARRETT, Davidson County
Trans:T20110050209 DEEDWARR
Recvd: 08/16/11 10:57 2 pgs
Fees:13.00 Taxes:3858.73
20110816-0063121

39-B
File #11-1194

BOX 50-B
PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203
RETURN TO:

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 **Guy M. Cassidy and wife, Elodie S. Cassidy**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ronald C. Richards, Jr. and wife, Amy P. Richards**, 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 Lot No. 17 of Block "C", on the 2nd Revised Plan of Highlands of Belle Meade, No. 2, as of record in Plat Book 1130, page 62, Register's Office for said County, to which plan reference is hereby made and the same incorporated herein for a complete description of said lot.

Being the same property conveyed to Guy M. Cassidy and wife, Elodie S. Cassidy by deed from Brian D. Glasser, married of record in Instrument Number 20080715-0072506, dated July 11, 2008, Register's Office for Davidson County, Tennessee.

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: 137 Brookfield Avenue, Nashville TN, 37205.

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 10th day of August, 2011.

Guy M. Cassidy

Elodie S. Cassidy
By Guy M. Cassidy, Attorney in fact

State of Tennessee)
County of Davidson)

On this 10th day of August, 2011, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Guy M. Cassidy, 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: 5/20/14

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

State of Tennessee)
County of Davidson)

On this the 10th day of August, 2011, before me personally appeared Guy M. Cassidy, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Elodie S. Cassidy and acknowledged that such person executed the same as the free act and deed of Elodie E. Cassidy.

Notary Public

My commission expires: 5/20/14

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 1,042,900.00.

Affiant

Sworn and subscribed before me on this the 10th day of August, 2011.

Notary Public

My Commission Expires: May 4, 2012

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Ronald C. Richards, Jr. 137 Brookfield Avenue Nashville, TN 37205	NEW OWNER	130-9-19