WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th day of September, 2011 Notary Public MY COMMISSION EXPIRES: 9/3/12 (AFFIX SEAL)

Record & Return To

Foundation Title & Escrow, LLC
30 Burton Hills Blvd, Suite 175
Nashville, TN 37215

KELLY ANN CALLAGHAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer A Richardson and Ryan M Richardson	Farmington Financial Group	08216008600
(NAME)	(NAME)	
818 Woodland Street	1912 21st Ave South	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN, 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Stayce J. Fettroll**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jennifer A Richardson and Ryan M Richardson**, wife and husband, 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 Lot No. 18 on the Plan of Kinnard and Bransford Subdivision of record in Book 57, page 166, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Timothy D. Fettroll and Stayce J. Fettroll by Deed from New Hall Intermediaries, Inc., dated December 6, 2006, and filed of record in Instrument Number 20061206-0150788, Register's Office of Davidson County, Tennessee.

Further being the same property conveyed to Stayce J. Fettroll by Quitclaim Deed from Timothy D. Fettroll and Stayce J. Fettroll dated August 24, 2011 and recorded in Instrument No. 20110922-0073457, in the Register's Office of Davidson County, Tennessee.
This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☐ property, known as 818 Woodland Street, Nashville, TN 37206

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, has 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.

BILL GARRETT, Davidson County
Trans:T20110058961 DEEDWARR
Recvd: 09/22/11 11:47 2 pgs
Fees:13.00 Taxes:1017.50

20110922-0073458

Witness our hands this **16th** day of **September, 2011.**

Stayce J. Fettroll

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **Stayce J. Fettroll**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **16th** day of **September, 2011.**

Notary Public

My commission expires: 7/3/12

KELLY ANN CALLAGHAN
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON