WARRANTY DEED

Realty Title and Escrow Co., Inc.
1285 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $224,500.00.

Affiant

Subscribed and sworn to before me this 18 day of April, 2012.

Notary Public
My Commission expires: 2-27-16
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Joe J. Richard	Magna Bank	105-11-0-079.00
1804 Stewart Place	P.O. Box 172207	
Nashville, TN 37203	Memphis, Tn 38187-0207	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Emily Fenske, married,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Joe J. Richard, an unmarried man,** his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 13 on the plan of Hamilton's Subdivision of Lot 15 and Resubdivision of Lots 11, 12 and 13 of the Horton Property, of record in Book 974, page 91, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 13 fronts 50 feet on the east side of Stewart Place and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Emily Fenske, from J. Seth Jennings, by deed on November 16, 2011, of record in Instrument Number 20111122-0091495, Register's Office for Davidson County, Tennessee.

Grantor warrants that she has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 974, page 91, Register's Office Davidson County, Tennessee.

This is improved property known as: **1804 Stewart Place, Nashville, TN 37203**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 April 18, 2012.

Emily B Fenske
Emily Fenske

BILL GARRETT, Davidson County
Trans:T20120028874 DEEDWARR
Recvd: 04/20/12 10:02 2 pgs
Fees:13.00 Taxes:830.65
20120420-0033857

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Emily Fenske** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this April 18, 2012

My commission expires 7/6/15

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY