WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20120053201 DEEDWARR
Recvd: 07/19/12 10:43 2 pgs
Fees: 13.00 Taxes: 847.30

20120719-0063523

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 6th day of July, 2012.

Notary Public

MY COMMISSION EXPIRES: 1/9/2016

(AFFIX SEAL)

MARK A. KEES NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

My Commission Expires JAN. 9, 2016

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 390 Mallory Station Road, Suite 107, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Warren R. Thomas	Warren R. Thomas	12911006500
(NAME)	(NAME)	
66 Vaughns Gap Road	66 Vaughns Gap Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205-4314	Nashville, TN 37205-4314	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Woodrow W. Richardson and Cemele M. Richardson, as Trustees of the Richardson Joint Revocable Living Trust Agreement U/A/D February 11, 2002**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Warren R. Thomas and Russell J. Thomas**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Lying and being in Davidson County, State of Tennessee, and being Lot No. 145 on the Plat of Section I of Warner Park Valley of record in Book 3600, Pages 12, 13, and 14, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Woodrow W. Richardson and wife, Cemele M. Richardson, Trustees of the Richardson Joint Revocable Living Trust Agreement U/A/D Feb. 22, 2002 by Deed from Edith Cemele (Miller) Richardson, individually, dated 02/11/2002 and filed for record on 02/15/2002 in Instrument 200202150020287, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) All matters as set forth per plats of record in Book 3600, Page 12, Book 3600, Page 13, Book 3600, Page 14, and (2) Restrictions of record in Book 3466, Page 89, Book 3534, Page 128, Book 3577, Page 511, Book 3702, Page 465 and Book 3770, Page 81, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 66 Vaughns Gap Road, Nashville, TN 37205-4314
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 01288-9592
SMG TN Warranty Deed

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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 6th day of July, 2012.

Woodrow W. Richardson, Trustee

Woodrow W. Richardson, Trustee

Cemele M. Richardson, Trustee

Cemele M. Richardson, Trustee

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Woodrow W. Richardson and Cemele M. Richardson with whom I am personally acquainted and who proved themselves to be the Trustees of the Richardson Joint Revocable Living Trust Agreement U/A/D February 11, 2002, the bargainor, and who, being authorized to do so, acknowledged they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of July, 2012.

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public
My Commission Expires: May 14, 2015

RETURN TO:
Stewart Title Company Tennessee Division
390 Mallory Station Road, Suite 107
Franklin, TN 37067