PREPARED BY (AND RETURN TO):

WILKINS & IVEY

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Christy Wilkins Ivey — *Percy Wilkins, Jr. (retired)*

W & I Ref:(_____) Title No: 51421
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Walter T. Richardson, III Teresa Richardson 6808 Oakshire Circle Brentwood, TN 37027	Commercial Bank 2330 West Port Plaza Drive St. Louis, MO 63146

TAX MAP-PARCEL NUMBERS: 181100A10700CO

BILL GARRETT, Davidson County
Trans:T20120053781 DEEDWARR
Recvd: 07/23/12 09:52 2 pgs
Fees:13.00 Taxes:764.05
20120723-0064330

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$206,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the **undersigned Gerald R. Truette and wife, Jennifer S. Truette**, hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Walter T. Richardson III and wife, Teresa Richardson**, 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. 364 on the Plan of Autumn Oaks Subdivision, Phase Three of record in Doc No. 20031029-0159380, to which Plan reference is made for a complete description.

Being the same property conveyed to Georgia C. Meguiar, married, by Warranty Deed from NVR, Inc., a Virginia corporation T/A Fox Ridge Homes dated November 24, 2004 and recorded on December 15, 2004, of record in Doc. No. 20041215-0149233, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated November 24, 2004, recorded December 15, 2004, of record in Doc. No. 20041215-0149234, subject property was conveyed to Gerald R. Truette and wife, Jennifer S. Truette.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2012, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Doc. No. 20031029-0159380, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Doc. No. 20010912-0099443, amended in Doc. No. 20101206-0096935, Doc. No. 20030513-0064238 and Doc. No. 20100414-0028160, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; Notice of Acceptance of Public Infrastructure of record in Doc. No. 20101207-0097319, said Register's Office; Stormwater Detention Agreement of record in Doc. No. 20030110-0004645, said Register's Office; Subject to the flow of Mill Creek.

This is improved property, known as: 6808 Oakshire Circle, Brentwood, Tennessee 37027

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 COVENANTS with the said Grantee that Grantor is lawfully seised 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.

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.

WITNESS THE EXECUTION HEREOF this 18th day of July, 2012.

Gerald R. Truette

Jennifer S. Truette

State of TENNESSEE
County of DAVIDSON

On this 18th day of July, 2012 , before me the undersigned authority, personally appeared Gerald R. Truette and Jennifer S. Truette , 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

My Commission Expires: _____

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $206,500.00

Affiant

Sworn and subscribed before me this the 18th day of July, 2012

Notary Public

My Commission Expires: 4/6/13

LARRY N. WESTBROOK
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN