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

39-B
File #12-1123

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 **Charles P. Richardson, and Rachael R. Richardson, husband and wife,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Michael T. Spalluto, and Lucy B. Spalluto, husband and wife,** 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. 462, on the Plan of Richland Realty Company's Division "C", of record in Book 421, Page 31, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Charles P. Richardson and Rachael R. Richardson, husband and wife, by deed from Dr. James E. Anderson, a widower, dated February 28, 2011, of record as Instrument Number 20110302-0016619, 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: 3608 Meadowbrook 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 9th day of August, 2012.

Charles P. Richardson

Rachael R. Richardson

BILL GARRETT, Davidson County
Trans:T20120062056 DEEDWARR
Recvd: 08/20/12 14:25 2 pgs
Fees:13.00 Taxes:3225.66
20120820-0074588

State of Tennessee)
County of Davidson)

On this 9th day of August, 2012, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Charles P. Richardson and Rachael R. Richardson, 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 POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 871,800.00.

Affiant

Sworn and subscribed before me on this the 9th day of August, 2012.

Notary Public

My Commission Expires 5/20/14

ANGELA POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Michael T. Spalluto	Suntrust Mortgage, Inc.	104.5-259.00
3608 Meadowbrook Avenue	901 Semmes Avenue, RVW-5023	
Nashville, TN 37205	Richmond, VA 23224	