BILL GARRETT, Davidson County
Trans:T20130051316 DEEDWARR
Recvd: 06/18/13 14:24 2 pgs
Fees:13.00 Taxes:1184.00

20130618-0062289

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $320,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 14TH DAY OF JUNE, 2013.

NOTARY PUBLIC

MY COMMISSION EXPIRES 7-25-16

BRITTANY T. DUGAS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 13-P5298 RICHIE JV

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
William D. Richie and Julie A. Gallagher	SAME	171030A14800CO
1009 Langley Court		
Brentwood, TN 37027		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

THOMAS C. EWING AND WIFE DEANNA K. RAIH

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

WILLIAM D. RICHIE AND JULIE A. GALLAGHER

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 1009 Langley Court, Brentwood, TN 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(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 hand on the 14th day of June, 2013.

Thomas C. Ewing

Deanna K. Raih

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, THOMAS C. EWING AND DEANNA K. RAIH, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 14th day of June, 2013.

Notary Public

My Commission Expires:

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-27-2016

13-P5298 RICHIE JV

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 90, SECTION 6A, FREDERICKSBURG, as shown on plat of record in Plat Book 9700, Page 150, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Thomas C. Ewing and wife, Deanna K. Raih by Warranty Deed from Jeffrey T. Givens and wife, Cynthia R. Simpson Givens, recorded on the 1st day of October, 2001 in Instrument No. 20011001-0105521, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 6A, FREDERICKSBURG, as recorded in Plat Book 9700, Page(s) 150; Boundary Plat recorded in Plat Book 7900, Page 509; Amenities Area recorded in Plat Book 7900, Page 807, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions Deed recorded in Book 7798, Page 843, Book 8920, Page 65, Book 9500, Page 393, Book 9860, Page 840 and Book 10694, Page 541 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Terms and provisions of by-Laws recorded in Book 8920, Page 45 and Book 10694, Page 539.

f. Charter of Fredericksburg Homeowners Association, Inc. recorded in Book 8920, Page 40.

g. Easement for Sanitary Sewer/Storm Drainage, recorded in Book 7993, Page 269 and Book 9607, Page 431.

h. Easement for Sanitary Sewer, Storm Drainage, Water Mains and Appurtenances, recorded in Book 7358, Page 643.

i. Easement for Sanitary Sewer, recorded in Book 9698, Page 124.

j. Easement to BellSouth Telecommunications, recorded in Book 10709, Page 143.

k. Easement recorded in Book 7851, Page 712.

l. Amenities Area of Fredericksburg Homeowners Association recorded in Book 9443, Page 538.

m. Deeds of Conveyance recorded in Book 9698, Page 81.