BILL GARRETT, Davidson County
Trans:T20130059891 DEEDWARR
Recvd: 07/15/13 09:46 2 pgs
Fees:13.00 Taxes:732.23
20130715-0072730

Send Tax Statements To
New Owner

This Instrument Prepared By:
JOHN G. MITCHELL, III
Attorney at Law
201 E. Main St., Ste 300
Murfreesboro, TN 37130

Name and Address of New Owner:
James A Finney
544 Southcrest Drive
Nashville, TN 37211

From Information Furnished By

Map and Parcel: 147-15-52

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **DEBRA J. (JACKSON) RICHARDSON (WIFE) AND HAROLD E. RICHARDSON, JR. (HUSBAND), AS TENANTS BY THE ENTIRETY**, has this day bargained and sold and does hereby transfer and convey unto, **JAMES A FINNEY AND ELIZABETH M LOCKEY, HUSBAND AND WIFE,** their heirs and assigns, forever, that certain parcel of real estate located in the Civil District of Davidson County, State of Tennessee, within the corporate limits of the City of Nashville, and being described as follows, to-wit:

> Land in Davidson County, Tennessee, being all of Lot No. 274, on the plan of Whispering Hills, Section 2-B of record in Plat Book 2331, page 155, of the Register's Office of Davidson County, Tennessee.
>
> Said Lot No. 274 fronts 125.8 feet on the northerly margin of Southcrest Drive and extends back 190.0 feet on the easterly line and 236.5 feet on the westerly line to a broken line in the rear, measuring 190.0 feet thereon.
>
> Being the same property conveyed to Debra J. (Jackson) Richardson (wife) and Harold E. Richardson, Jr. (Husband), by deed from, Debra J. (Jackson) Richardson, dated July 9, 2001, appearing of record in Instrument Number 20010713-0074817, of the Register's Office of Davidson County, Tennessee.
>
> This conveyance is made subject to the Restrictive Covenants contained in Book 2064, page 1; and to any and all matters shown on said plat and survey of record in Plat Book 2331, page 155; all of said Register's Office.
>
> THIS conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **JAMES A FINNEY AND ELIZABETH M LOCKEY, HUSBAND AND WIFE,** their heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the 2013 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 9th day of July, 2013.

Debra J. Jackson Richardson
Debra J. (Jackson) Richardson

Harold E. Richardson, Jr.
Harold E. Richardson, Jr.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, **Debra J. (Jackson) Richardson and Harold E. Richardson, Jr.,** the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that she executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Nashville, Tennessee, this the 9th day of July, 2013.

BRANDIE A TURNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Brandie A. Turner
NOTARY PUBLIC
My Commission Expires: 7-9-16

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $197,900.00, which amount is equal to or greater than the Amount which the property transferred would command at a fair and voluntary sale.

Rachel Bellamy
AFFIANT

SWORN to and subscribed before me,
this 9th day of July, 2013.

LINDSEY G. BOSWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Lindsey Boswell
NOTARY PUBLIC
My Commission Expires: 8/23/16