BILL GARRETT, Davidson County
Trans:T20130066074 DEEDWARR
Recvd: 08/02/13 08:07 2 pgs
Fees:13.00 Taxes:917.60
20130802-0080542

This Instrument prepared by:
G. Miller Hogan, II, Esq.
Farris Bobango PLC
618 Church Street, Suite 300
Nashville, TN 37219

WARRANTY DEED

Address of new owner as follows:	Send tax bills to:	Map-Parcel No.
Harold Ryan Tyndell **Amy Rachelle Tyndell** **309 Bramblewood Drive** **Nashville, TN 37211**	**Same**	**146-08-0-157.00**

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Know all men by these presents that, **Heather Renea Richey**, a single person (the "Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantor, in hand paid by **Harold Ryan Tyndell,** and wife **Amy Rachelle Tyndell** (collectively, the "Grantees"), the receipt and sufficiency of which is hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY, unto the Grantees, that certain tract or parcel of real property situated in Davidson County, Tennessee, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantor in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

> Land in Davidson County, Tennessee, being Lot 433, SECTION VI, CRIEVE HALL ESTATES, as shown on plat of record in Plat Book 2331, Pages 1 and 2, 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 HEATHER RENEA RICHEY, A SINGLE WOMAN, by deed from DAVID JASON AND WIFE, JESSICA FROST, of record as Instrument No. 20110802-0059094, dated July 29, 2011, said Register's Office.
>
> This is improved property commonly known as: **309 Bramblewood Drive, Nashville, TN 37211.**

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat and including, but not limited to: (a) all matter shown on the Plan of record in Plat Book 2331, pages 1 and 2 in the Register's Office for Davidson County, Tennessee, (b) Building Restrictions of record in Book 2332, page 92, said Register's Office.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantees and their heirs, successors and assigns, forever.

The Grantor, for herself and her heirs, successors and assigns covenants with the Grantees that Grantor is lawfully seized of a good, absolute and indivisible estate in fee simple to the Property; that the Grantor has good right and lawful authority to sell and convey the Property; that the Grantor has committed no act to encumber the Property; and that the Grantees shall have quiet possession of the Property; and the Grantor does hereby bind herself and her heirs, successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto the Grantees and their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this Warranty Deed is executed by the Grantor as of the 29th day of July, 2013.

Heather Renea Richey

Heather Renea Richey

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **Heather Renea Richey**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office on July 29, 2013.

G. MILLER HOGAN, II
Notary Public

My commission expires: NOV. 10, 2013

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires November 10, 2013

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer of this property, whichever is greater is $248,000.00.

Affiant

Sworn to and subscribed before me
on July 29, 2013.

G. MILLER HOGAN, II
Notary Public

My Commission Expires: NOV. 10, 2013

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires November 10, 2013