BILL GARRETT, Davidson County
Trans:T20130074747 DEEDWARR
Recvd: 08/29/13 09:18 2 pgs
Fees:13.00 Taxes:699.30
20130829-0091140

This instrument prepared by and **Record and Return to:**
Parthenon Title Agency, LLC
85 White Bridge Road Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: **13-1025**

WARRANTY DEED

THIS INDENTURE, made and entered into this **8/22/2013**, by and between **John Minichillo and Katrina L. Gray Minichillo, husband and wife**, parties of the first part, and **Eric W Richardson and Marissa D Richardson, husband and wife**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, Tennessee, Being part of Lot No. 3 on the Map of the resubdivision of the Bradford & McClure lands, being a re-subdivision of certain lots in the Brownsville Plan of record in Plat Book 21, Page 9, Register's Office, Davidson County, Tennessee and described according to a copy of a survey by T.T. Sanford, August 3, 1949, as follows:

Beginning at a stake in the South margin of Riverside Drive, which said stake is 8.43 degrees W 526 feet from an iron pin in the margin of McKinnie Avenue; thence southeasterly 196.5 feet (200 feet in deeds) to a stake; thence S 43 degrees W 52.7 feet (53.4 feet in deeds) to a stake; thence N 86 degrees 30'W 31.9 feet (22.6 feet in deeds) to a stake; thence northwesterly 175 feet, more or less, (178.3 feet in deeds) to a stake in the margin of same, N 43 degrees E 75 feet to the beginning.

Being the same property conveyed to John A Minichillo, an unmarried man and Katrina L Gray, an unmarried woman, joint tenants with right of survivorship by deed dated April 20, 2007 from Derek Bain, a married man and Jennie L Thistlethwalte and Kevin Thistlethwalte, wife and husband of record as Instrument No. 20070501-0051846, said Register's Office.

Katrina L Gray and Katrina L Gray Minichillo being one and the same person by virtue of her marriage to John A Minichillo.

This conveyance is made subject to: any and all easements and restrictions of record.

Parcel ID # **83-3-200**
☒ Improved OR
☐ Unimproved property located at: **1417 Riverside Drive, Nashville, TN 37206**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

John Minichillo

Katrina L. Gray Minichillo

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **John Minichillo and Katrina L. Gray Minichillo** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 22nd day of August, 2013..

Rebecca T. Garland
Notary Public

My Commission Expires: 5/8/17

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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Owner's Name: **Eric W Richardson and Marissa D Richardson**

and Address: **1417 Riverside Drive, Nashville, TN 37206**

Mail tax bills to, (Person or Agency responsible for payment of taxes)

Old Hickory Credit Union
P. O. Box 431
Old Hickory, TN 37138

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$189,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

M.V. Brooks-Palmer
Affiant

STATE OF **Tennessee**

COUNTY OF [redacted] Sumner

Subscribed and sworn to before me this 22nd day of August, 2013..

Angela M Scruggs
Notary Public

My Commission Expires: 11-17-2014

ANGELA M. SCRUGGS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY