BILL GARRETT, Davidson County
Trans: T20130084502 DEEDWARR
Recvd: 10/01/13 08:30 2 pgs
Fees: 13.00 Taxes: 691.90
20131001-0102629

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

From Information Furnished By

Name and Address of New Owner:
Richard E. Richmond
716 Florence Circle
Madison, TN 37115

Map and Parcel: 052 06 0 051.00

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, **MICHAEL A. DEL BOSCO AND CASSANDRA A. DEL BOSCO, HUSBAND AND WIFE**, has this day bargained and sold and does hereby transfer and convey unto, **RICHARD E. RICHMOND AND PATRICIA Y. RICHMOND, HUSBAND AND WIFE,** their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, within the corporate limits of the City of Madison, and being described as follows, to-wit:

Being Lot No. 6 on the Revised Map of Layman's Foundation, First Subdivision of Madison Heights, as of record in Plat Book 974, page 65 and Book 1424, page 6, Register's Office for Davidson County, Tennessee. Said Lot Lot No. 6 fronts 200 feet on the westerly side of Florence Avenue now known as Florence Circle and runs back 238.8 feet on the northerly lien and 238.5 feet on the southerly lien to a dead line, measuring 200 feet thereon.

Being the same property conveyed to Michael A. Del Bosco and Cassandra A. Del Bosco, Husband and Wife, by deed from Thomas F. Blackwell III and wife, Rebecca T. Blackwell, dated May 15, 2006, appearing of record in Instrument Number 20060525-0061633, of the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to Restrictive Covenants contained in instrument of record in Record Book 1049, page 524, and Record Book 1469, page 223 and Book 1424, page 6; and to any and all matters shown on said plat and survey of record in Plat Book 974, page 65; 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 **RICHARD E. RICHMOND AND PATRICIA Y. RICHMOND, 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 26 day of September, 2013.

Michael A. Del Bosco

Cassandra A. Del Bosco

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, **Cassandra A. Del Bosco and Michael A. Del Bosco**, 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 Madison, Tennessee, this the 26 day of September, 2013.

SAM L. GRISHAM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

NOTARY PUBLIC
My Commission Expires: 7-30-2014

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $187,000.00, which amount is equal to or greater than the Amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and subscribed before me,
this 26 day of September, 2013.

NOTARY PUBLIC
My Commission Expires:

SAM L. GRISHAM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY