Box 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $57,000.00 James C. Williams Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OFOCTOBER, 2013. Deborah J. Cohen Notary Public MY COMMISSION EXPIRES: MAY 5, 2015. (AFFIX SEAL)

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES C. WILLIAMS	SAME	059-13-0-022.00
(NAME) 1722 5TH AVENUE, NORTH	(NAME)	BILL GARRETT, Davidson County Trans:T20130090105 DEEDWARR Recvd: 10/18/13 16:02 2 pgs Fees:13.00 Taxes:210.90 20131018-0109294
(ADDRESS) NASHVILLE, TN 37208	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, KENNETH L. RICHARDSON AND WIFE, MIA C. RICHARDSON,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES C. WILLIAMS,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 127 on the Plan of Treppard Heights, Section 7, as of record in Book 2900, page 13, Register's Office for said County.

Said Lot No. 127 fronts 85 feet on the Northerly side of Hummingbird Drive and runs back 202 feet on the Westwardly line and 170.2 feet on the Eastwardly line to a broken line in the rear measuring 123.8 feet thereon.

Being the same property conveyed to Kenneth Richardson from Michael V. Graves and wife, Anne Marie Graves by deed dated November 23, 1999 of record in Book 11767, page 717, Register's Office for Davidson County, Tennessee. Being further conveyed to Kenneth L. Richardson and wife, Mia C. Richardson by deed from Kenneth L. Richardson for the express purpose of creating a tenancy by the entireties in the grantees, of record in Instrument No. 20121010-0092873, dated October 9, 2012, said Register's Office.

Kenneth Richardson and Kenneth L. Richardson are one and the same person.

This conveyance is subject to all matters on the Plan of record in Plat Book 2900, page 13, and any and all other easements, restrictions, and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **3204 HUMMINGBIRD DRIVE, NASHVILLE, TN 37218**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and 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 hands this 4th day of October, 2013.

KENNETH L. RICHARDSON

MIA C. RICHARDSON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kenneth L. Richardson and Mia C. Richardson**, the bargainor, 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 Nashville, Tennessee this 4th day of October, 2013.

My commission expires: May 5, 2015

Notary Public

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON