File Box 8

BILL GARRETT, Davidson County
Trans:T20130094576 DEEDWARR
Recvd: 11/05/13 14:19 2 pgs
Fees:13.00 Taxes:832.50
20131105-0114836

Warranty Deed

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $225,000.00. Affiant Subscribed and sworn to before me, this the 31st day of October, 2013. Notary Public My commission expires: 3/07/2017

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Gary H. Schalmo	FARMINGTON FINANCIAL	
601 S. 13th St.	2002 RICHARDS JONE RD.	094-01-0-086.00
Nashville, TN 37206	NASHVILLE, TN 37215	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **RONALD H. RICHARDS, SR., MARRIED,*** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GARY H. SCHALMO**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR 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, the southerly 25 feet of an abandoned alleyway (formerly Payne Avenue) and Lot No. 95 in the Payne, Blakemore and Cummings Addition to Nashville of record in Plat Book 57, Page 70, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ronald H. Richards, Sr. by Deed from Clara M. Benedict of record at Instrument No. 20071116-0134815, Register's Office for Davidson County, Tennessee, dated October 29, 2007 and recorded on November 16, 2007.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

** Neither Grantor nor Grantor's spouse ever resided in the above-described real property.*

This is improved property known as 601 S. 13th St., Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 31st day of October, 2013.

Ronald H. Richards, Sr.

STATE OF FLORIDA
COUNTY OF ORANGE

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Ronald H. Richards, Sr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 31st day of October, 2013.

Notary Public

My Commission Expires: ANDREA LOVETT

ANDREA M. LOVETT
MY COMMISSION # EE052809
EXPIRES January 04, 2015
(407) 398-0153 FloridaNotaryService.com