BILL GARRETT, Davidson County
Trans:T20130102650 DEEDWARR
Recvd: 12/06/13 13:57 2 pgs
Fees:13.00 Taxes:786.25

20131206-0124476

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $212,500.00

Affiant

SUBSCRIBED AND ~~SWORN TO~~ BEFORE ME THIS **22nd** day of **November, 2013**

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DEBRA PAULSSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 100 Bluegrass Commons Blvd., #2100, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carmen Richardson and Zach Richardson	GMFS LLC	086 08 0A 040.00
(NAME)	(NAME)	
1064 Tulip Grove Rd.	7389 Florida Boulevard Suite 200A	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Baton Rouge, LA, 70806	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Tyrell Wales and Kimberley Wales, husband and wife,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Carmen Richardson and Zach Richardson, ~~husband and wife,~~** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

+ wife + husband (2)

Land in Davidson County, Tennessee, being Lot No. 479 on the Plan of Re-Subdivision of Lots 469 thru 482, Camden Woods, Phase III-A, of record in Plat Book 7900, page 642, 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 Kimberley D. Hire, an unmarried woman by deed dated July 28, 2009 from Fannie Mae a/k/a Federal National Mortgage Association of record in Instrument # 20090916-0086499, Register's Office for Davidson County, Tennessee.

FURTHER BEING the same property conveyed to Kimberley D. Wales and Tyrell A. Wales, wife and husband by deed dated November 26, 2012 from Kimberley D. Wales f/k/a Kimberley D. Hire and filed of record in Instrument # 20121226-0118829, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1064 Tulip Grove Rd., Hermitage, TN 37076

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, has 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 **22nd** day of **November, 2013**

Tyrell Wales

Kimberley Wales

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, **Tyrell Wales and Kimberley Wales**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **22nd** day of **November, 2013**

Notary Public

My commission expires: 3/15/15

DEBRA PAULSSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122