This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW131330

BILL GARRETT, Davidson County
Trans:T20140000231 DEEDWARR
Recvd: 01/02/14 12:26 2 pgs
Fees:13.00 Taxes:1091.50
20140102-0000302

**Send Tax Bills To:**
F&M Bank
10 Cadillac Drive Suite 100
Brentwood, TN 37027

**New Owner is:**
Christopher Ricci
893 Stirrup Drive
Nashville, TN 37221

MAP: 128-15-0

PARCEL: 013.00

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Judith Kaas Weiss, unmarried, and Stokley Richardson, unmarried**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Christopher Ricci, unmarried man**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Known As: **893 Stirrup Drive, Nashville, TN 37221**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 346 on the Plan of Walnut Hill Manor, Section II, of record in Book 4660, Page 94, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Judith Kaas Weiss and Stokley Richardson, unmarried couple with joint tenancy and rights of survivorship, by Quitclaim Deed from Judith Kaas Weiss, dated 3/5/12 and recorded 3/6/12 in Instrument Number 20120306-0019489; and the same property previously conveyed to Stephen F. Weiss and Judith S. Kaas by Warranty Deed from James M. Hughes and wife, Barbara R. Hughes dated 9/23/88 and recorded 9/29/88 in Book 7665, Page 214, Register's Office for Davidson County, Tennessee. The said Stephen F. Weiss having since died on or about 4/30/10.

JKW SR
**Sellers Initials**

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated

and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 27th day of December, 2013.

GRANTOR(S):

Judith Kaas Weiss

**JUDITH KAAS WEISS**

Stokley Richardson

**STOKLEY RICHARDSON**

**ACKNOWLEDGEMENT**

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Judith Kaas Weiss and Stokley Richardson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, this the 27th day of December, 2013.

MARGARET REEVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

**NOTARY PUBLIC**
My Commission Expires: _____

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

The actual consideration or value, whichever is greater, for this transfer is **$295,000.00**.

**AFFIANT**

**SWORN TO** and subscribed before me this 27th December, 2013.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017

**NOTARY PUBLIC**
My commission expires: 11 · 6 · 17