PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County
Trans:T20140007540 DEEDWARR
Recvd: 02/03/14 09:28 2 pgs
Fees:13.00 Taxes:1387.50
20140203-0009162

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref(DM) Title No: 53162
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Bradford W. Smith 3417 Pleasant Valley Road Nashville, Tennessee 37204	SAME

TAX MAP-PARCEL NUMBERS: 11810011800

WARRANTY DEED
(Corporate)

FOR AND IN CONSIDERATION of the sum of **$375,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Richland Corporation**, a corporation, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **Bradford W. Smith** hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Lot No. 49 on the Plan of Pleasant Valley of record in Book 1424, page 63, Register's Office for said County.

Said Lot No. 49, which is a corner lot, fronts 125.2 feet on the northerly margin of Crestridge Drive and fronts 60.0 feet on the westerly margin of Pleasant Valley Road, said frontages being joined by a curve having a length of 38.76 feet, and extends back 160.1 feet on the northerly line and 100 feet on the westerly line to a point of intersection.

Being the same property conveyed to Mary F. Riley Bernadette E. Terry and Michael E. Terry by Warranty Deed from Inez R. Winkler, now known as Inez R. Brown and husband, Leslie G. Brown, dated July 3, 1979 and recorded on July 12, 1979 of record in Book 5464, page 362, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated June 23, 1986, recorded on June 24, 1986 of record in Book 6895, page 565, said Register's Office. Michael E. Terry and wife, Nancy S. Terry conveyed subject property to Mary F. Riley and Bernadette E. Terry. The said Mary F. Riley conveyed her interest in subject property to Bernadette E. Terry by Quitclaim Deed dated June 15, 1994 recorded on July 11, 1994, of record in Book 9404, page 385, said Register's Office. By Quitclaim Deed dated February 2, 2006, recorded on February 8, 2006 of record in Doc. No. 20080208-0013306, Said Register's Office, Bernadette E. Terry conveyed subject property to Michael E. and Nancy S. Terry. Subject property was further conveyed to Richland Corporation by Quitclaim Deed from Michael E. Terry and Nancy S. Terry dated January 26, 2009 recorded on January 26, 2009, of record in Doc. No. 20090126-0006677, said Register's Office.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2014, and subsequent years; The Plan, with Owner's Certificate, of record in Book 1424 Page 63, said Register's Office, which Plan shows a 50 foot minimum building setback line from Pleasant Valley Road and a 10 foot easement for public utility purposes along the rear line of said lot. And a 15 foot setback line from Crestridge Drive.

This is improved property, known as: 3417 Pleasant Valley Road, Nashville, Tennessee 37204

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30TH day of January, 2014.

Richland Corporation

By: Richard Sullivan

Title: President

MARY C. STANLEY
Notary Public - State of Florida
My Comm. Expires Jan 29, 2017
Commission # EE 841536
Bonded Through National Notary Assn.

State of FLORIDA
County of Collier County

Before me, the undersigned, personally appeared Richard Sullivan with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as President of Richland Corporation, the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal, at office in Bonita Springs, Florida this the 30TH day of January, 2014.

Notary Public

My Commission Expires: 01-29-2017

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $375,000.00

Affiant

Sworn and subscribed before me this the 30th day of January, 2014.

Notary Public

My Commission Expires: 6-28-15

APRIL G. NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY