BILL GARRETT, Davidson County
Trans:T20140016252 DEEDWARR
Recvd: 03/10/14 15:08 2 pgs
Fees:13.00 Taxes:370.00
20140310-0020051

Prepared By and Return to:
LandCastle Title, LLC
3343 Aspen Grove Drive, Suite 240
Franklin, TN 37067-2908
File Number: NSH-140200016A

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP/PARCEL NUMBERS:
Melvin Richardson	Melvin Richardson	059-100299.00
(Name)	(Name)	
817 & 819 Charlie Place	817 & 819 Charlie Place	
(Address)	(Address)	
Nashville, TN 37207	Nashville, TN 37207	
(City) (State) (Zip)	(City) (State) (Zip)	

For and in consideration of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee (s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, we

William D. Brockman, unmarried

Grantors, have this day bargained and sold, and do hereby transfer and convey unto

Melvin Richardson, unmarried

their (successors), heirs and assigns, certain real estate in Davidson, Tennessee, as follows:

Land in Davidson County, Tennessee, Being Lot No. 18A and 18B on the Plan of Zone Lot Division, Lots 16, 17 and 18, Haynes Manor, Section 7, of record in Book 6250, page 292, as amended in Book 6900, page 235, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William D. Brockman, by deed appearing of record in Instrument No. 20140207-0010978, Register's Office for Davidson County, Tennessee.

Subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is unimproved ( ) property, known improved (X) 817 & 819 Charlie Place, Nashville, TN, 37207.

To have and to hold said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 28th day of February, 2014, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

William D. Brockman

STATE OF Kentucky
COUNTY OF Fayette

Personally appeared before me, William D. Brockman, a Notary Public in and for said County and State, William D. Brockman the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at 11:55AM this 2.28.14

Notary Public
My Commission Expires: 7.21.17

STATE OF
COUNTY OF Davidson

The actual consideration for this transfer is $100,000.00.

Subscribed and sworn to before me this 28th day of February, 2014.

Affiant _____

Notary Public _____

My commission expires: 8-20-14
(Affix Seal)

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Comm. Expires August 20, 2014