(3)

Return To
Vanderpool, Pearman, & Drumwright
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF MAY, 2014

Notary Public

RUTH M. FORAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires Dec 20, 2015

MY COMMISSION EXPIRES:

(AFFIX SEAL)

R-KW-14-61080

BILL GARRETT, Davidson County
Trans: T20140032535 DEEDWARR
Recvd: 05/12/14 09:25 2 pgs
Fees: 13.00 Taxes: 473.60

20140512-0040185

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Benjamin Richardson	Fifth Third Mortgage	
(NAME)	(NAME)	
6108 Nashua Avenue	5001 Kingsley DR, MD: 1MOCB6	**91-5-243.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Cincinnati, OH 45227	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **AMANDA GENCAY FKA AMANDA JO DIAL, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **BENJAMIN J. RICHARDSON AND ALLEGRA M. RICHARDSON, HUSBAND AND WIFE** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 36, MOSSWOOD HEIGHTS, SECTION 2, as shown on plat of record in Plat Book 4175, Page 155, as amended in Book 4549, Page 974, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Amanda Jo Dial, unmarried by Warranty Deed from Rex Dorris and wife, Cindy Dorris, recorded on the 7th day of July, 2006 in Instrument No. 20060707-0081336, in the Register's Office of Davidson County, Tennessee. The said Amanda Jo Dial having since married and now being known as Amanda Gencay.

The said Abraham Gencay joins herein to convey any and all interest he may have in the above-described property.

This conveyance is subject to:
- County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.
- Plat recorded in Plat Book 4175, Page(s) 155, as amended in Book 4549, Page 974, said Register's Office.
- Deed recorded in Book 4469, Page 735, said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6108 Nashua Avenue, Nashville, Tennessee 37209**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that 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 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 GRANTEE(S), 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 my/our hand(s) this the 7th DAY OF MAY, 2014.

Amanda Gencay by Kaz Sermsai as Attorney in Fact

Amanda Gencay by Kaz Sermsai as Attorney in Fact

Abraham Gencay by Kaz Sermsai as Attorney in Fact

Abraham Gencay by Kaz Sermsai as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KAZ SERMSAI, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of AMANDA GENCAY, and who acknowledged he/she/they executed the same as the free act and deed of the said AMANDA GENCAY.

Witness my hand and official seal, this the 7 of May, 2014.

C. Loy Carney

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KAZ SERMSAI, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ABRAHAM GENCAY, and who acknowledged he/she/they executed the same as the free act and deed of the said ABRAHAM GENCAY.

Witness my hand and official seal, this the 7 of May, 2014.

C. Loy Carney

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212