Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 07/31/14 10:26 2 pgs
Fees:13.00 Taxes:555.00
20140731-0068248

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $150,000.00

Affiant

Subscribed and sworn to before me, this 30th day of July, 2014.

Notary Public
My commission expires: June 1, 2018

TONI RUTGERSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

05-1407-66325

Address of New Owner:	Send Tax Bills to:	Tax Information
Patricia A. Richards 918 A & B N. Graycroft Madison TN 37115	Patricia A. Richards 1400 Calloway Ct. Nashville, TN 37221	042-03-0-072.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Moses O. Aluoch, a married man and Elijah O. Aluoch, a married man, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Patricia A. Richards, unmarried hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 1, on the Plan of Resubdivision of Lot 100, Primrose Acres, of record in Book 8250, Page 41, Register's Office for said County, to which plan reference is hereby made or a more complete description.

Being the same property conveyed to Moses O. Aluoch, married and Elijah O. Aluoch, married by Quitclaim Deed from Daniel O. Aluoch and wife, Lynette A. Aluoch and Mercy Aluoch (erroneously referred to as Mercy Alouch), dated November 26, 2008, recorded December 3, 2008, of record in Instrument No. 20081203-0117342, Register's Office for Davidson County, Tennessee.

Mercy K. Aluoch, spouse of Moses O. Aluoch, joins in the execution of this instrument to waive her marital interest, if any, in subject property.

Mercy A. Aluoch, spouse of Elijah O. Aluoch, joins in the execution of this instrument to waive her marital interest, if any, in subject property.

This conveyance is 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 property is improved property known as 918 A & B N. Graycroft, Madison, TN 37115

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 30th day of July, 2014.

Moses O. Aluoch

Elijah O. Aluoch

Mercy K. Aluoch

Mercy A. Aluoch

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Moses O. Aluoch, Mercy K. Aluoch, Elijah O. Aluoch, and Mercy A. Aluoch, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 30th day of July, 2014.

Hutch Henderson
State of Tennessee at Large

My Commission expires 04/17/16

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

CERTIFICATION
I do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

STATE OF TENNESSEE
COUNTY OF Davidson
On this 30 day of July, 2014
personally appeared before me, a notary public for this county and state, Rebecca Waynick
who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

LORI RUTGERSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Comm. Expires June 1, 2016