WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140056718 DEEDWARR
Recvd: 08/04/14 15:21 2 pgs
Fees:13.00 Taxes:4588.00
20140804-0069843

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF AUGUST, 2014.

Notary Public

MY COMMISSION EXPIRES: 11/3/15

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY DAVIDSON COUNTY, TENN. NOV 3, 2015

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard B. French, Jr.	SAME	14501000900
(NAME)	(NAME)	
3713 West End Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **WALTER E. RICHARDSON, III, MARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RICHARD B. FRENCH, JR., UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS 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 Westwood-Section 2 of record in Instrument Number 20050125-0008856, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to Walter E. Richardson, III and wife, Lani W. Richardson by deed from Robert C. Owen and wife, Carol Owen of record in Book 5745, page 69, Register's Office for Davidson County, Tennessee, dated April 15, 1981.

Being part of the same property conveyed to Walter E. Richardson, III by deed from Lani Lee Wilkeson of record in Book 6521, page 57, Register's Office for Davidson County, Tennessee, dated March 28, 1985. See also deed from Walter E. Richardson, III and Shelley K. Richardson to TreeTop Builders, Inc., in Instrument Number 20050224-0020222, dated February 10, 2005 and Scrivener's Affidavit in Instrument Number 20071106-0131139, dated October 15, 2007, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2014 real property taxes; (b) all matters appearing on the plan of record in Instrument No. 20050125-0008856, said Register's Office; and (c) easement of record in Book 4782, page 279, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 5620 Stanford Court, Nashville, Tennessee 37215

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES 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 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 1st day of August, 2014.

Walter E. Richardson, III

Shelley Richardson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Walter E. Richardson, III, and Shelley Richardson the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 1st day of August, 2014.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV 3, 2015