THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14061243** BILL GARRETT, Davidson County Trans:T20140057089 DEEDWARR Recvd: 08/05/14 14:15 2 pgs Fees:13.00 Taxes:1480.00 20140805-0070310	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $400,000.00. Affiant Subscribed and sworn to before me, this 1st day of August, 2014. Notary Public My Commission Expires: WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 9, 2014

WARRANTY DEED

Address New Owner: Jonathan L. Richard and Lorie M. Richard 830 Forest Acres Drive Nashville TN 37220	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 146-14-0-011.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Karen Giorgio and husband Roy Giorgio** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jonathan L. Richard and Lorie M. Richard, Husband and Wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 15 on the Map of Forrest Acres Subdivision, Section III, as of record in Book 1424, Page 56, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 15 fronts 266.5 feet on the Westerly side of Forrest Acres Drive, and extends back between lines, 273.5 feet on the Southerly side and 204.9 feet on the Northerly side, to the Easterly margin of Otter Creek Road, on which it measures 239.7 feet.

Being the same property conveyed to Gail Page Thurman by deed from Stephen Friel Whitmore, unmarried and Susan B. Angus, unmarried and Certificate of Correction of record in Book 5832, Page 718, said Register's Office. The said Morris W. Thurman, Sr. and Gail Page Thurman are now divorced, with Morris H. Thurman, Sr. conveying his interest in the above described property to Gail Page Thurman of record in Book 5832, Page 173, said Register's Office.

Being the same property conveyed to Karen Giorgio and husband, Roy Giorgio by Warranty Deed from Richard Alan Peters, II and Nancy Renee Keller, both unmarried, recorded on the 16th day of August, 1994 in Deed Book 9437, Page 856, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 3, FOREST ACRES, as recorded in Plat Book 1424, Page(s) 56.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 830 Forest Acres Drive Nashville TN 37220.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of August, 2014.

Karen Giorgio

Roy Giorgio

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Karen Giorgio and Roy Giorgio, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of August, 2014.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014