# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140067677 DEEDWARR
Recvd: 09/11/14 09:24 2 pgs
Fees:13.00 Taxes:640.10
20140911-0083200

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES March 3, 2015

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$173,000.00**

emily jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF SEPTEMBER, 2014.

Tracey Perry
Notary Public

MY COMMISSION EXPIRES: 3-3-15
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY:**
Main Street Title, Inc., 2400 Crestmoor Rd, #18, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Talitha W. Richards and Zachary Z Richards** | New Owner | |
| (NAME) | (NAME) | |
| **553 Griffin Circle** | | 064160E05500CO |
| (ADDRESS) | (ADDRESS) | |
| **Hermitage, TN 37076** | | |
| (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, WE,

**Robert Michael Wair, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Talitha W. Richards and Zachary Z. Richards, wife and husband,**

HEREINAFTER CALLED THE GRANTEES, THEIR 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 all of Unit No. 55, in Building 15, as shown on the plan of Townhomes of Truxton Village, a Horizontal Property Regime, filed as Exhibit A-1 to and established by the Declaration of Covenants, Conditions and Restrictions of record in Instrument 200610250132473, as amended in Instrument 200611060137656, and Instrument 200711050130490, Register's Office for said county, to which reference is hereby made for a more complete description of said Unit.

Being the same property conveyed to Robert Michael Wair, unmarried by Warranty Deed dated 09/22/2011 from Phillips Builders LLC, a Tennessee limited liability company of record in Instrument 201109270074803, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **553 Griffin Circle, Hermitage, TN 37076**
(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 **9th** day of **September, 2014.**

**Robert Michael Wair**

**STATE OF TN**
**COUNTY OF Davidson**

Personally appeared before me, a Notary Public of said County and State, **Robert Michael Wair** the within named Seller(s) 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 at office on **September 9, 2014**

**Notary Public My commission expires:** 5/8/18

ED TIGNOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY