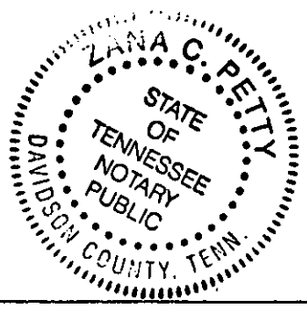
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th day of October, 2014

Notary Public:

MY COMMISSION EXPIRES: 7.2.18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Stefanie Hartman Jakobs	NEW OWNER	Parcel ID:
168 Lake Chateau Drive		097080A05000
Hermitage, TN 37076		

FOR AND IN 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

Greg B. Richmond and wife, Julie Ann Richmond

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Stefanie Hartman Jakobs

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:

Being Unit No. J-2, in the Lake Chateau Condominium as shown on the plat of Lake Chateau of record in Book 4675, Pages 41 and 44, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Greg B. Richmond, Julie Ann Richmond, and Rashell R. Richmond, as joint tenants with right of survivorship by deed from Walter F. Knapp and Ida M. Knapp, of record in Book 11452, Page 153, dated April 27, 1999, Register's Office for said County. The said Rashell R. Richmond is now deceased.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 5708, Page 781; Book 5718, Page 988; Book 5819, Page 432; Book 7367, Page 272; Book 4756, Page 743; and Book 10322, Page 682, said Register's Office.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Book 4675, Pages 41 and 44, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 168 Lake Chateau Drive, Hermitage, TN 37076

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 our hands this 30th day of October, 2014.

Greg B. Richmond

Julie Ann Richmond

BILL GARRETT, Davidson County
Trans:T20140082100 DEEDWARR
Recvd: 10/31/14 09:46 2 pgs
Fees:13.00 Taxes:370.00
20141031-0100457

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 Greg B. Richmond and Julie Ann Richmond, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of October, 2014.

My Commission Expires: 2-2-18

Notary Public

