RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20140095325 DEEDWARR
Recvd: 12/19/14 14:57 3 pgs
Fees:18.00 Taxes:425.80
20141219-0116499

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,080.00.

AFFIANT

GREG FAIRBETTE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV 8, 2017

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 day of December, 2014.

NOTARY PUBLIC

My commission expires: 11.8.17

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Della L. Richardson 905 Oak Vale Dr. Hermitage, TN 37076	Regions Bank 2050 Parkway Office Circle RCN 6 mail Code AL BH406 02B Birmingham, AL 35244	075-01-0-038.00

FOR AND IN CONSIDERATION of the sum of One Hundred Fifteen Thousand Eighty and 00/100 Dollars ($115,080.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **AMY RIDDLE, MARRIED, AND KATIE ANN COLE, UNMARRIED**, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto, **DELLA L. RICHARDSON, UNMARRIED WOMAN**, hereinafter called the Grantee(s), her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 77 on the Plan of Hermitage Hills, Section 12, as of record in Book 4675, Page 125, Register's Office for Davidson County, Tennessee.

Said Lot No. 77 fronts 81.0 feet on the easterly margin of Oak Vale, and extends back 156.31 feet on the southerly line, and 109.54 feet on the northerly line, to a line in the rear on which it measures 88.9 feet.

BEING the same property conveyed to Thomas A. Cole and wife, Lisa A. Cole, by Deed dated January 12, 1982 and recorded January 15, 1982, of record in Book 5841, Page 178, in the Office of the Register of Deeds of Davidson County, Tennessee.

THEREAFTER, being the same property conveyed to Lisa A. Cole, by Quit Claim Deed dated August 18, 2000 and recorded August 22, 2000, of record in Instrument No. 20000822008319 8, in the office aforesaid.

THEREAFTER, Lisa A. Cole died intestate on March 28, 2013, and pursuant to the Petition for Letters of Administration and Order to Open Estate filed April 30, 2013, as Docket No. 13P-752, in the office aforesaid, Katie Ann Cole having been appointed Administratrix of the Estate with full power and authority to sell the

subject property.

THEREAFTER, being the same property conveyed to Katie Ann Cole and Amy Riddle, by Administratrix's Quit Claim Deed dated June 17, 2013 and recorded August 2, 2013, of record in Instrument No. 20130802-0080988, in the office aforesaid.

The address of the herein described property is believed to be 905 Oak Vale Drive, Hermitage, TN 37076, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), her heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2014 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

This property was not a residence of Amy Riddle, and as such is not subject to any homestead, dower or other marital interest as contemplated by Tennessee law.

WITNESS MY/OUR HANDS, this the 12th day of December, 2014.

Amy Riddle

AMY RIDDLE

Katie Ann Cole by Amy Riddle attorney in fact

KATIE ANN COLE, BY AMY RIDDLE, ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Amy Riddle, 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 seal, this the 12th day of December, 2014.

Julie Garside

Notary Public

LESLIE GARSIDE
STATE OF TENNESSEE
NOTARY PUBLIC
MADISON COUNTY

My commission expires: 12/23/2014

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 12th day of December, 2014, before me, appeared Amy Riddle, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that she is the lawful attorney-in-fact for Katie Ann Cole, and that said instrument was signed in behalf of the said Katie Ann Cole by herself as her attorney-in-fact.

Witness my hand at office this the day and year above written.

Leslie Garside
Notary Public

My commission expires: 12/23/2014

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY