BILL GARRETT, Davidson County
Trans:T20150015400 DEEDWARR
Recvd: 03/03/15 08:57 2 pgs
Fees:13.00 Taxes:962.00
20150303-0018248

WARRANTY DEED

KPG14-1417

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

Subscribed and sworn to before me, this 27th DAY OF February, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lisa Tackett	LOANDEPOT.COM dba IMORTGAGE (NAME)	
1417 Riverside Drive (ADDRESS)	4000 N SCOTTSDALE RD, STE 3600 (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	SCOTTSDALE, AZ 85251 (CITY) (STATE) (ZIP)	083-03-200.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ERIC W. RICHARDSON AND MARISSA D. RICHARDSON, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LISA TACKETT, unmarried woman, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

K.

Land in Davidson County, Tennessee, Being part of Lot No. 3 on the Map of the Resubdivision of the Bradford & McClure Lands, being a re-subdivision of certain lots in the Brownsville Plan of record in Plat Book 21, Page 9, Register's Office, Davidson County, Tennessee and described according to a copy of a survey by T.T. Sanford, August 3, 1949, as follows:

Beginning at a stake in the South margin of Riverside Drive, which said stake is 8.43 degrees West 526 feet from an iron pin in the margin of McKinnie Avenue; thence Southeasterly 196.5 feet (200 feet in deeds) to a stake; thence South 43 degrees West 52.7 feet (53.4 feet in deeds) to a stake; thence North 86 degrees 30' West 31.9 feet (22.6 feet in deeds) to a stake; thence Northwesterly 175 feet, more or less, (178.3 feet in deeds) to a stake in the margin of same, North 43 degrees East 75 feet to the beginning.

Being the same property conveyed to John A. Minichillo, an unmarried man and Katrina L. Gray, an unmarried woman, Joint Tenants with Right of Survivorship by Warranty Deed from Derek Bain, a married man and Jennie L. Thistlethwaite and Kevin Thistlethwaite, wife and husband, of record in Instrument No. 20070501-0051846, Register's Office for Davidson County, Tennessee, dated April 20, 2007 and recorded on May 01, 2007.

Being the same property conveyed to Eric W. Richardson and Marissa D. Richardson, husband and wife by Warranty Deed from John Minichillo and Katrina L. Gray Minichillo, husband and wife, of record in Instrument No. 20130829-0091140, Register's Office for Davidson County, Tennessee, dated August 22, 2013 and recorded on August 29, 2013.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Book 21, Page 9, Book 4110, Page 750, Book 4113, Page 648, Book 4398, Page 533 and Book 4420, Page 699; Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1417 Riverside Drive, Nashville, Tennessee 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 27th day of February, 2015.

Eric W. Richardson

Marissa D. Richardson

STATE OF Tennessee
COUNTY OF Davidson

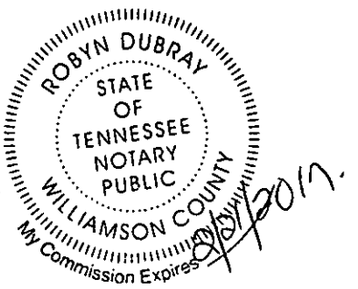
On this the 27th day of February, 2015, before me personally appeared Eric W. Richardson and Marissa D. Richardson, husband and wife to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 27th day of February, 2015.

Notary Public

My Commission Expires: 2/21/2017

(SEAL)



RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959