File 26981-8

BILL GARRETT, Davidson County
Trans:T20150017521 DEEDWARR
Recvd: 03/11/15 08:58 2 pgs
Fees:13.00 Taxes:481.00
20150311-0020676

BOX 14

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Keith Alan Richards
116 Minnett Court
Nashville, TN 37207

MORTGAGEE
F&M Bank
50 Franklin Street
Clarksville, TN 37040

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
MAP 071-08-0
PARCEL 389.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **La Rosa L. Collier, unmarried,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Keith Alan Richards and Dana Richards, husband and wife,** 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 Lot No. 307 on the Plan of Resubdivision of Part 4 Shepardwood, as of record in Book 5210, Page 159, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to La Rosa L. Collier, by Warranty Deed from Carl McWhirter and wife, Mary McWhirter, dated March 31, 1993 and filed of record in Book 8909, Page 930, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 5015, Page 356; easements, covenants conditions and all matters and notes as shown on the plan of record in Book 5210, Page 159, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **116 Minnett Court Nashville, TN 37207.**

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 9th day of March 2015.

La Rosa L. Collier

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named La Rosa L. Collier, the bargainor(s) 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 this 9th day of March, 2015.

NOTARY PUBLIC

My Commission Expires: 03/21/2017

S. NIXON PRESSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC
S. Nixon Pressley
My Commission Expires
March 21, 2017
STATE OF TENNESSEE

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $130,000.00.

AFFIANT

Subscribed and sworn to before me this 9th day of March, 2015.

NOTARY PUBLIC

My Commission Expires: 11-15-15

DIANA AUBIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.