BILL GARRETT, Davidson County
Trans:T20150033782 DEEDWARR
Recvd: 05/04/15 10:44 2 pgs
Fees:13.00 Taxes:250.12
20150504-0039979

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 30th day of April, 2015, by and between Kenneth Wood, party of the first part, and Kristi Richter, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Unit No. 14, Building 10, Hickory Hollow Condominiums (formerly MIll Creek Club Condominiums), as fully described in Plan of record in Book 5050, Page 103, in the Register's Office for Davidson County, Tennessee, together with each and all of the rights and appurtenances thereunto belonging, including such Unit's undivided percentage interest in the land and general common elements as further described and set forth in Master Deed of record in Book 4887, Page 961 and Amended and Restated Master Deed recorded in Book 10468, Page 653, in the above Register's Office.

Being all or part of the same property conveyed to Kenneth Wood by virtue of that certain Special Warranty Deed dated January 31, 2012, at Instrument No. 20120203-0010062 in the Register's Office of Davidson County, Tennessee. Seller warrants that this property was not used as his primary residence and was used for investment purposes only.

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), her heirs and assigns forever; and I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2015 Davidson County real property taxes, being a lien not yet due and payable; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), her heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Kenneth Wood

Kenneth Wood

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Kenneth Wood , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of April, 2015.

Notary Public

My Commission Expires: 7-3-17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Kristi Richter
14 Sycamore Ct
Antioch, TN 37013

Tax Parcel No 162160A05100CO

Property Address: 14 Sycamore Ct
Antioch, TN 37013

MAIL TAX
BILLS TO: Kristi Richter
14 Sycamore Ct
Antioch, TN
37013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $67,600.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Kristi Richter
AFFIANT

SUBSCRIBED AND SWORN TO before me this 30th day of April, 2015.

Memorie White
Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY