Davidson County	DEEDWARR
Recvd: 05/04/15 15:28	2 pgs
Fees:13.00 Taxes:547.60	
20150504-0040397	

151463

WARRANTY DEED

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $148,000.00

Bettye Jane Richardville
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of April, 2015

Notary Public

MY COMMISSION EXPIRES: 5/10/16

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Blvd, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Bettye Jane Richardville	F&M Bank	096 09 0 023.00
(NAME)	(NAME)	
401 Lorna Dr.	2081 Wilma Rudolph Blvd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Clarksville, TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Billie Faye Cothron, a widow,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Bettye Jane Richardville, a single woman,** 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. 206 on the Plan of Woodberry Park, as of record in Book 2133, Pages 117, 118 and 119, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Alvis B. Cothron and wife, Billie Faye Cothron, by Warranty Deed from York Construction Company, dated August 2, 1955 and recorded August 4, 1955 in Book 2444, Page 3, in the Register's Office of Davidson County, Tennessee. The said Alvis B. Cothron died 4/27/2006, leaving property vested solely in Billie Faye Cothron, surviving tenant by the entirety.

unimproved ☐

This is improved ☑ property, known as 401 Lorna Dr., Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hands this 30th day of April, 2015.

Billie Faye Cothron

Billie Faye Cothron

State of Tennessee
County of Sumner

Personally appeared before me Billie Faye Cothron, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

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

Notary Public
My Commission Expires:

File No.: 20151058

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-14-2016

True Copy Certification

I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Connie Buchanan

State of Tennessee/ County of Wilson SS:

Personally appeared before me, Shelly M. Smith, a notary public for this County and State, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M. Smith

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018