NEW OWNER:

ELI J. RICHARDSON
4508 NEBRASKA AVE
NASHVILLE, TN 37209

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 15-0520

Map & Parcel 10304047600

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20150038781 DEEDWARR
Recvd: 05/19/15 10:45 3 pgs
Fees:18.00 Taxes:2549.30
20150519-0045979

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Six Hundred Eighty-Nine Thousand and 00/100 Dollars ($689,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **ROSS A. CORTESE** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **ELI J. RICHARDSON and ERIN M. RICHARDSON, husband and wife,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 11 of Block 12 on the Map of a part of Sylvan Park, as shown on the plat of the same of record in Plat Book 332, Page 104, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to ROSS A. CORTESE, unmarried by Warranty Deed from Castleridge Properties, LLC, a Tennessee limited liability company, dated June 25, 2010, and of record in Instrument No. 20100629-0050690, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

HIS IS IMPROVED PROPERTY which has the address of **4508 NEBRASKA AVE, NASHVILLE, TN 37209**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 332, Page 104, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given on or before 5:00 p.m. on May 11, 2015.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

AND I, AMANDA LEE CORTESE, spouse of the said Ross A. Cortese, for the above consideration, do hereby join in this conveyance and by these presents do transfer and convey unto Grantees, as tenants by the entirety, their heirs and assigns, all right, title, interest and claim which I may have in and to the above described tract or parcel of land by virtue of the marital laws of the State of Tennessee or otherwise.

WITNESS OUR SIGNATURE hereto this 8th day of May, 2015.

ROSS A. CORTESE

AMANDA LEE CORTESE

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **ROSS A. CORTESE and wife, AMANDA LEE CORTESE**, 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 official seal at office this 8th day of May, 2015.

NOTARY PUBLIC

My commission expires:

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-26-2018

****

The actual consideration or value, whichever is greater, for this transfer is **$689,000.00** .

AFFIANT

Sworn to and subscribed to before me this 8th day of May, 2015.

NOTARY PUBLIC

My commission expires: Nov 6 2017