WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS
GREATER FOR THIS TRANSFER IS ~~$000,000.00~~ $644,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 29TH DAY OF JUNE, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES March 6, 2016

R. L. MOORE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

PREPARED BY: BANKERS TITLE & ESCROW CORP. 3310 WEST END AVE. NASHVILLE TN 37203

RETURN TO:

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 15-7592 RICHARDSON

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Randle B. Richardson	New Owner	104-14H-28.00 CO
320 Whitworth Way		
Nashville, TN 37205		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JAMES DAVID NAVE AND WIFE, DONNA L. NAVE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

RANDLE B. RICHARDSON, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 320 Whitworth Way, Nashville, TN 37205

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/or 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/or 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 hand hand on the 29th day of June, 2015.

James David Nave

Donna L. Nave

BILL GARRETT, Davidson County
Trans: T20150053030 DEEDWARR
Recvd: 07/01/15 11:25 2 pgs
Fees: 13.00 Taxes: 2384.65
20150701-0063643

STATE OF North Carolina
COUNTY OF Buncombe

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, JAMES DAVID NAVE AND DONNA L. NAVE, the bargainor(s), 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 Asheville (City), NC (State) this 26th day of June, 2015.

Notary Public Kaye N. Roberts

My Commission Expires: 12/01/2018

KAYE N. ROBERTS NOTARY PUBLIC BUNCOMBE CO. NC

15-7592 RICHARDSON

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Whitworth, Phase 3, Section 1, of record in Plat Book 7900, Pages 866-868 and amended in Plat Book 9582, Page 834, and Book 10270, Page 34, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more complete description thereof.

Being the same property conveyed by Warranty Deed from James David Nave, as to a 1/2 undivided interest and wife, Donna L. Nave, formerly known as Donna L. Helmers, as to a 1/2 undivided interest to James David Nave and wife, Donna L. Nave, as tenants by the entireties, as recorded on the 23rd day of September, 2002 in Instrument No. 20020923-0116030; Quit Claim Deed from James David Nave to Donna L. Helmers, an undivided one-half interest, as recorded on the 19th day of June, 2001 in Instrument No. 20010619-0065030; Quitclaim Deed from Cecilia McGlew Nave to James David Nave, as recorded on the 10th day of August, 2000 in Instrument No. 200008100079252 and Warranty Deed from Rochford Realty & Construction, Co., Inc. to James David Nave and wife, Cecilia McGlew Nave, as recorded on the 24th day of September, 1997 in Deed Book 10620, Page 558, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WHITWORTH, PHASE 3, SECTION 1, as recorded in Plat Book 7900, Page(s) 866 thru 868, amended in Plat Book 9582, Page 834 and corrected in Book 10270, Page 34, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 8026, Page 305, amended in Book 8282, Page 45, Book 9567, Page 185, Book 9778, Page 27 and Instrument No. 20100615-0046543 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Terms and provisions of by-Laws recorded in Book 8026, Page 305 (Ex. "B"), amended in Book 9567, Page 185 (Ex. "C") and Instrument Nos. 20020812-0097386 and 20100615-0046543.

f. Charter of Whitworth Homeowners Association recorded in Book 8090, Page 691, amended in Book 8283, Page 523 and Book 10428, Page 795.

g. Easement for Sewer, recorded in Book 3467, Page 204 and Book 3573, Page 442.

h. Easement for Joint Access, recorded in Book 9567, Page 691 and Book 9736, Page 221.

i. Storm Water Detention Agreement as set forth in instrument recorded in Book 10633, Page 334.