Davidson County DEEDWARR
Recvd: 07/07/15 16:39 3 pgs
Fees:18.00 Taxes:555.00
**20150707-0065902**

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $150,000.00.

Taylor Johnson
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 6th DAY of July, 2015.

NOTARY PUBLIC

My commission expires: 3-27-18

MORGAN O'NEILL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

| NAME & ADDRESS OF PROPERTY OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBERS: |
|---|---|---|
| James E. Tolbert, Jr. | GSF Mortgage Corporation | 15008013600 |
| (NAME) | (NAME) | |
| 3640 Huntingboro Trail | 15430 W. Capitol Drive | |
| (ADDRESS) | (ADDRESS) | |
| Antioch, TN 37013 | Brookfield, WI 53005 | |

# Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Benjamin M. Richards and Daphne R. Cooper Richards, husband and wife,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **James E. Tolbert, Jr. and Letisha N. Tolbert, husband and wife**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 446 on the Plan of Phase I, Somerset, as shown on plat of record in Plat Book 6900, Pages 690 and 691, 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 Benjamin M. Richards, unmarried and Daphne R. Cooper, unmarried, joint tenants with right of survivorship by deed from Bobbie C. Culp, dated 11/30/2001, of record in Instrument No. 20011210-0135375, Register's Office of Davidson County, Tennessee. The said Daphne R. Cooper having since married and is now known as Daphne R. Cooper Richards.

2015 property taxes a lien, not yet due and payable.

This property is __unimproved _X_improved property known as: 3640 Huntingboro Trail, Antioch, TN 37013

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), forever. I/We covenant with said GRANTEE(S) that I/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 set out herein. I/We do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE(S), his/hers/their successors 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.

This conveyance is made subject to any and all easements and rights-of-way, public and

private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 6th day of July, 2015.

Benjamin M. Richards

Daphne R. Cooper Richards

STATE OF TENNESSEE
COUNTY OF WILSON

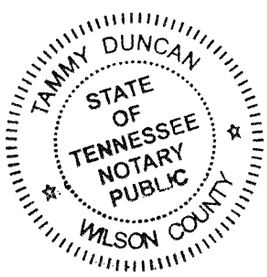
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Benjamin M. Richards and Daphne R. Cooper Richards, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th day of July, 2015.

Notary Public

My Commission Expires: 4/17/19

(SEAL)



# CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Celia Stewart Rouse, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 2/11/2019

(SEAL)

