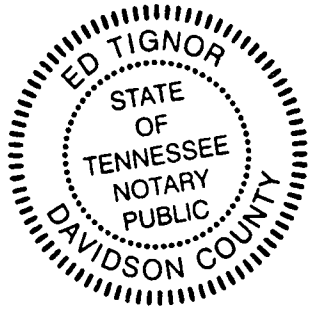
WARRANTY DEED



STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$205,000.00**

Todd A Richards
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE JULY 1, 2015

Notary Public

MY COMMISSION EXPIRES: May 8, 2018
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20150055234 DEEDWARR
Recvd: 07/08/15 14:59 2 pgs
Fees:13.00 Taxes:758.50
20150708-0066363

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Main Street Title, Inc., 40 Burton Hills Rd, #200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Todd Richards	**Todd Richards**	
(NAME) **108 Blue Mist Court**	(NAME) **108 Blue Mist Court**	136-11-0-005.00
(ADDRESS) **Nashville, TN 37217**	(ADDRESS) **Nashville, TN 37217**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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

Donnie Bledsoe

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

Todd Richards, unmarried

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 Located in Davidson County, Tennessee and described as follows:
Being Lot No. 5 on the Revised Plan of Priest Lake Park, Section One, of record in Book 3842, Page 243, Register's Office for Davidson County, Tennessee.
Said Lot No. 5 fronts 65.44 feet on the northwesterly margin side of Blue Mist Court and extends back 129.6 feet on the northeasterly line and 140 feet on the southwesterly line to a broken line in the rear measuring 265.72 feet thereon.
Being the same property conveyed to Dorothy L. Martin, unmarried, by Warranty Deed from Bobby Borchers, unmarried, dated 10/06/1978 and recorded on 10/10/1978 in Book 5348, page 815 in Register's Office of Davidson County, TN.

Being the same property conveyed to Kingwood Acquisitions, LLC by Warranty Deed from Dorothy L. Martin, dated 6/27/2014 and recorded on 7/17/2014 in Instrument Number 20140717-0063174 in the Register's Office of Davidson County, TN.

Also being the same property conveyed to Prestige Properties, LLC by deed from Kingwood Acquisitions, LLC, a Tennessee limited liability company on July 9, 2014, of record in Instrument Number 20140804-0069575, in said Register's Office.

Being further conveyed to Donnie Bledsoe by Quit Claim Deed from Prestige Properties, dated 12/31/2014 and recorded on 1/2/2015 in Instrument Number 20150102-0000321 of record in said Register's Office.

unimproved ☐
This is improved ☒ property, known as **108 Blue Mist Court, Nashville, TN 37217**
(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 hand(s) this **1st day of July, 2015.**

Donnie Bledsoe

STATE OF Tennessee
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Donnie Bledsoe** the within named Seller(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that **he** executed the within instrument for the purposes therein contained.

Witness my hand at office on **1st day of July, 2015**

Notary Public My commission expires: May 8, 2018

ED TIGNOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY