THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **FTEC File No. 32485**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $539,000.00. Affiant Subscribed and sworn to before me this 8th day of July, 2015. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2016

BILL GARRETT, Davidson County
Trans:T20150057090 DEEDWARR
Recvd: 07/14/15 13:55 3 pgs
Fees:18.00 Taxes:1994.30
20150714-0068583

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Jose Felipe Nunez and Yvette Darielle Phinder 6345 Torrington Rd Nashville, TN 37215	New Owner	Map and Parcel No.: 115-11-0-043.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **N. Jerre Richards, Jr., and wife Denise D. Richards** ("Grantors") have this day bargained and sold, and do hereby transfer and convey to **Jose Felipe Nunez and Yvette Darielle Phinder, husband and wife** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 6345 Torrington Road, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on the 8th day of July, 2015.

Denise D. Richards

N. Jerre Richards, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **N. Jerre Richards, Jr., and wife Denise D. Richards**, 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, at office, this 8th day of July, 2015.



My Commission Expires MAY 3, 2018

Notary Public
My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 73 on the Plan of Section One, West Meade Estates, as of record in Plat Book 2663, page 110, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to N. Jerre Richards, Jr., and wife Denise D. Richards by Deed from Bruce L. Washburn and wife Miriam Elaine Washburn, in the amount of $265,000.00, dated September 24, 1999, of record in Book 11681, page 665, and by Warranty Deed of record in Book 11681, page 671, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2015, a lien, but not yet due and payable, which have been prorated between the parties hereto and assumed by Grantees. Map and Parcel No. 115-11-0-043.00.
2. All matters shown on the plan of record in book 2663, page 110, Register's Office for Davidson County, Tennessee.