THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 32474-06-2015**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $391,700.00. Affiant Subscribed and sworn to before me this 17th day of July, 2015. Notary Public My Commission Expires:

MELISSIA DUGGER
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires March 21, 2018

WARRANTY DEED

Address New Owner: Mary Constance Richardson 1728 Stokes Lane Nashville, TN 37215	**Send Tax Bills To:** Same	**Tax Information:** Map and Parcel No.: 117 07 0 055 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, **Hadley C. Stack,unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mary C. Richardson and James W. Richardson, as joint tenants with the right of survivorship** ("Grantee"), its successors, 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 1728 Stokes Lane, Nashville, TN 37215

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, 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.

BILL GARRETT, Davidson County
Trans:T20150059894 DEEDWARR
Recvd: 07/22/15 14:36 3 pgs
Fees:18.00 Taxes:1449.29
20150722-0071956

IN WITNESS WHEREOF, Grantor has executed this instrument on the 17th day of July, 2015.

Hadley C. Stack

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Hadley C. Stack**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of July, 2015.

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES NOV 3, 2016

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being the westerly 1/2 of Lot No. 11 on the Plan of Zone Lot Division, Lot 11, Walter Stokes Homeplace as of record in Book 5190, page 671, (which amends Lot No. 11, Block "A", Book 974, page 92), Register's Office for Davidson County, Tennessee, as follows:

Said westerly 1/2 of Lot No. 11 fronts 50.0 feet on the north margin of Stokes Avenue and extends back between parallel lines 205.04 feet (with the easterly line of Lot No. 10 and the west line of the easterly 1/2 of said Lot No. 11) to a dead line in the rear.

Being the same property conveyed to Hadley C. Stack by deed dated September 10, 2009 from Scott A. McIntosh and wife, Lindsey H. McIntosh, of record in Instrument No. 20090915-0086074, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2015, having been prorated by the parties, and assumed by the Grantee.
2. If improvements are completed after January 1 of any year, the Law requires supplemental assessments for the year in which improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of T.C.A. § 67-5-603.
3. Restrictive covenants contained in an instrument of record in Book 5967, page 379, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
4. All matters appearing on the Plan of record as 974, page 92, Register's Office for Davidson County, Tennessee.