NEW OWNER:

Kyle Richerson
Lindsay N. Richerson
1407 Turner Street
Old Hickory, TN 37138

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 15-0829

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20150067945 DEEDWARR
Recvd: 08/13/15 14:15 3 pgs
Fees:18.00 Taxes:758.50
20150813-0081289

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Five Thousand and 00/100 Dollars ($205,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **THOMAS A STUECK AND CAROL LEANN MORELLO** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **KYLE A. RICHERSON and LINDSAY N. RICHERSON, HUSBAND AND WIFE** ("Grantee"), his successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot No. 131 of Section "B", on the plan of E.I. du Pont de Nemours and Company's Subdivision, as of record in Book 1424, Page 67, Register's Office for said County.

Said Lot No. 131 fronts 55 feet on the easterly side of Turner Street and extends back 81.5 feet on the northerly line and 103.7 feet on the southerly line, to a dead line, measuring 60.5 feet thereon.

BEING the same property conveyed to Thomas A Stueck and Carol Leann Morello, by Special Warranty Deed from Fannie Mae AKA Federal National Mortgage Association, dated February 24, 2015, and of record in Instrument No. 20150309-0019843, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 1407 Turner Street, Old Hickory, Tennessee 37138.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantee that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free,

clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 10th day of **August, 2015**.

Thomas A. Stueck

Carol Leann Morello

Carol Leann Morello

By: Thomas A. Stueck

Thomas A. Stueck, Attorney-in-Fact
Pursuant to Power of Attorney of
Record in Book ~~1X~~, Page ____, ROWCT. *20150813-0081288

Thomas A. Stueck

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, THOMAS A. STUECK, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who acknowledged that he executed the within instrument on behalf of, and as attorney-in-fact for, CAROL LEANN MORELLO, the within named bargainor, for the purposes therein contained.

WITNESS my hand and official seal at office this 10th day of **August, 2015**.

NOTARY PUBLIC

My commission expires: 06/03/19

NICK MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **205,000.00** .

Heather Wood

AFFIANT

Sworn to and subscribed to before me this 10th day of **August, 2015.**

NOTARY PUBLIC

My commission expires: 06-19-16

ASHLEY W. MORGAN
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 06-19-2016