BILL GARRETT, Davidson County
Trans: T20150090507 DEEDWARR
Recvd: 10/23/15 12:55 2 pgs
Fees: 13.00 Taxes: 1394.53
20151023-0108101

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
15-0720HV

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $376,900.00.

Kristin Booth
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st day of October, 2015.

Notary Public
Commission Expires: 7-3-17

STEVEN T. MORRIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires July 3, 2017

Address of New Owner	Send Tax Bills To:	Map & Parcel
Ryan M. Richardson 5673 Lickton Pike Goodlettsville, TN 37072	SNBC MORTGAGE CORP. 9311 SAN PEDRO AVE, SUITE 100 SAN ANTONIO, TX 78216	017-00-0-230.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Gary David Hall and wife, Michelle Hall

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ryan M. Richardson and Jenny Richardson, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Sumner COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in the 10th Civil District of Davidson County, Tennessee, described according to a survey by John B. Bates, dated June 20, 1976, as follows:

BEGINNING at an iron pin in the southeasterly margin of Old Lickton Pike (also known as Old County Road) being 25 feet South 47 degrees 45 minutes East from the most westerly southwest corner of Tract 1 as described in deed of record in Book 4751, Page 786, said Register's Office; thence from said iron pin North 21 degrees East 250 feet with the southeasterly margin of said Old Lickton Pike to an iron pin; thence South 64 degrees East 250 feet to an iron pin; thence South 45 degrees East 520 feet to an iron pin; thence South 2 degrees 45 minutes West 465 feet to a post, a corner to R. L. McGaugh, Jr., J. E. Sutherland and Jack Galbreath; thence with the line of said Galbreath as follows: North 20 degrees West 346 feet to a stake in a pile of rocks, North 63 degrees 45 minutes West 362 feet to an iron pin; North 47 degrees 45 minutes West 310 feet to the point of beginning.

BEING the same property conveyed to David Gary Hall and wife, Michelle Hall by Warranty Deed from Joe Warlick Henley, Jr., joined by his wife, Stephanie L. Henley, dated 7/11/01 and recorded 8/1/01 in Instrument Number 20010801-0081614, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5673 Lickton Pike, Goodlettsville, TN 37072.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 21st day of October, 2015.

Gary David Hall

Michelle Hall

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at Goodlettsville, Tennessee this 21st day of October, 2015.

Notary Public
My Commission Expires: 10-18-16

(Notary Seal)

