Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20150093878 DEEDWARR
Recvd: 11/04/15 08:51 2 pgs
Fees:13.00 Taxes:2738.00
20151104-0112251

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Charles Richardson,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Justin Fabling and Katherine Fabling, husband and wife,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the easterly part of Lot No. 356 on the Map of Richland Realty Company's Division "C", of record in Book 421, page 31, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 356 being described as follows: Beginning at the southwest corner of a 60 foot street supposed to be the continuation of Cambridge Avenue, to an alley being the northeast corner of said Lot No. 356, thence with the southerly margin of said alley westerly 171 7/8 feet, more or less, to a point; thence, southerly 100 feet or more or less to a point; thence easterly 180 feet to the westerly margin of Cambridge Avenue; thence 170 feet northerly along the westerly margin of Cambridge Avenue to the point of beginning.

Excepted and excluded from the above-described tract is the following:

Beginning at an iron pin in the corner of the intersection of Cambridge Avenue and a 15 foot alley, said pin marking the northeasterly of said Lot No. 356, thence in a southwesterly direction along the southerly margin of said alley, a distance 171 7/8 feet a point; thence southwardly 100 feet to a point in the southerly line of said Lot No. 356; thence easterly along the southerly line of said Lot No. 356, 85.1 feet to an iron pin which is 94.9 feet westwardly from the southeasterly corner of said Lot No. 356; thence in a northwestwardly direction to 82.4 feet to an iron pin located 111.75 feet westwardly from the westerly margin of Cambridge Avenue, thence in an easterly direction 111.75 feet to an iron pin in the westerly margin of Cambridge Avenue; thence in a northerly direction along the westerly margin of Cambridge Avenue a distance of 93.5 feet to a point of beginning.

Being the same property conveyed to Charles Richardson by deed from For a Song Properties, LLC, a Tennessee Limited Liability Company, dated September 25, 2014, of record as Instrument No. 20140929-0089558, Register's Office for Davidson County, Tennessee. The subject property has not been the residence of the Grantor and the Grantor's spouse or issue.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 4000 Cambridge Avenue, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 30th day of October, 2015.

Charles Richardson

State of Tennessee)
County of Davidson)

On this 30th day of October, 2015, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Charles Richardson and , the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/8/18

ANGELA Y. POSTON, WILLIAMSON COUNTY, TN
STATE OF TENNESSEE NOTARY PUBLIC

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 740,000.00.

Affiant

Sworn and subscribed before me on this the 30th day of October, 2015.

Notary Public

My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Justin Fabling 4000 Cambridge Avenue Nashville, TN 37205		103-08-0-190.00