WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160005682 DEEDWARR
Recvd: 01/21/16 13:13 2 pgs
Fees:13.00 Taxes:4440.00
20160121-0006268

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,200,000.00

Affiant

Subscribed and sworn to before me, this 15th day of January, 2016

Notary Public

MY COMMISSION EXPIRES: 1-8-19
(AFFIX SEAL)

NICOLE L. STEEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Henry Richter	Citibank, N.A.	145-09-0
(NAME)	(NAME)	(MAP)
5847 East Ashland Drive	1000 Technology Dr.	056.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37215	O'Fallon MO 63368	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Joshua D. Malkofsky-Berger and wife, Rena S. Malkofsky-Berger, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Henry Richter and Dina Richter, husband and wife, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 97 on the Plan of Tyne Valley Estates, Section 5 of record in Plat Book 3600, Page 54, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joshua D. Malkofsky-Berger and wife, Rena S. Malkofsky-Berger by Warranty deed from W & N Investments, LLC of record in Instrument No. 20081024-0106767 Register's Office for Davidson County, Tennessee, dated October 10, 2008 and recorded on October 24, 2008.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 5847 East Ashland Drive, Nashville, Tennessee 37215

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 do 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 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 my/our hand(s) this 15th day of January, 2016.

Joshua D. Malkofsky-Berger

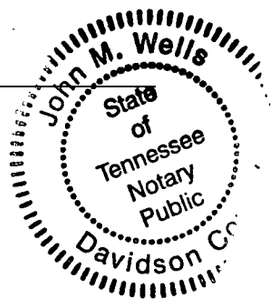
Rena S. Malkofsky-Berger by Joshua D. Malkofsky-Berger as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Joshua D. Malkofsky-Berger, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged themselves to be the within named bargainor, and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 15th day of January, 2016.

Notary Public



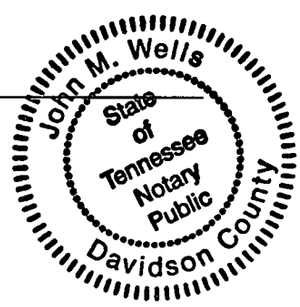
My Commission Expires: 5/6/2019

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee and Williamson County, appeared Joshua D. Malkofsky-Berger, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Attorney-In-Fact for Rena S. Malkofsky-Berger, the within named bargainor, and that he as such Attorney in Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Rena S. Malkofsky-Berger, the bargainor, by the said Joshua D. Malkofsky-Berger, as Attorney in Fact.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 15th day of January, 2016.

Notary Public



My Commission Expires: 5/6/2019