BILL GARRETT, Davidson County
Trans:T20160033509 DEEDWARR
Recvd: 04/25/16 08:44 2 pgs
Fees:13.00 Taxes:1850.00
20160425-0039626

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00

Affiant

Subscribed and sworn to before me, this 22ND DAY OF APRIL, 2016.

Notary Public

MY COMMISSION EXPIRES:
08-20-19 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richland South, LLC, a Tennessee Limited Liability Company	Richland South, LLC, a Tennessee Limited Liability Company	07115017100 & 0711507000
	(NAME)	
212 Overlook Circle, Ste. 207	212 Overlook Circle, Ste. 207	& 07115017700
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Michael P. Williamson and wife, Vickie L. Williamson, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Richland South, LLC, a Tennessee Limited Liability Company, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

TRACT 1:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE SOUTHERLY ONE-HALF OF LOT 258, ALL OF LOT NUMBERS 259, 260 AND 261 AS SHOWN ON THE MAP OF HIGHLAND LAND COMPANY'S SUBDIVISION, AS OF RECORD IN BOOK 421, PAGE 14, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID SOUTHERLY 1/2 OF LOT 258 AND 259, TOGETHER, FRONT 37 & 1/2 FEET ON THE EASTERLY SIDE OF PENNOCK AVENUE AND RUN BACK BETWEEN PARALLEL LINES 175 FEET TO AN ALLEY AT THE REAR. SAID LOTS 260 AND 261, TOGETHER, FRONT 50 FEET ON THE EASTERLY SIDE OF PENNOCK AVENUE AND RUN BACK BETWEEN PARALLEL LINES 175 FEET TO AN ALLEY AT THE REAR.

BEING THE SAME PROPERTY CONVEYED TO MARJORIE A. UPCHURCH BY DEED FROM BEATRICE GOODMAN WILLIAMSON, A WIDOW, OF RECORD IN BOOK 6135, PAGE 523, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. FURTHER CONVEYED TO BEATRICE GOODWIN WILLIAMSON, MICHAEL P. WILLIAMSON AND LINDA FAYE BENNETT BY DEED FROM MARJORIE A. UPCHURCH OF RECORD IN BOOK 7893, PAGE 212, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. BEATRICE GOODWIN WILLIAMSON HAVING SINCE DIED INTESTATE LEAVING HER ONLY HEIRS-AT-LAW AS MICHAEL P. WILLIAMSON AND LINDA FAYE BENNETT. SAID PROPERTY WAS FURTHER CONVEYED TO MICHAEL P. WILLIAMSON BY DEED FROM LINDA FAYE BENNETT, OF RECORD IN BOOK 11417, PAGE 58, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TRACT 2:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOTS NOS. 247 AND 248 ON THE PLAN OF HIGHLAND LAND COMPANY'S SUBDIVISION, AS OF RECORD IN BOOK 421, PAGE 14, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOTS NOS. 247 AND 248 ADJOIN AND FRONT TOGETHER 50 FEET ON THE EASTERLY SIDE OF PENNOCK AVENUE AND RUN BACK BETWEEN PARALLEL LINES 175 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO MICHAEL P. WILLIAMSON AND VICKIE L. WILLIAMSON, HUSBAND AND WIFE, BY DEED FROM W. T. MAINER, OF RECORD BY INSTRUMENT NO. 20040719-0085801, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

WARRANTY DEED
(Continued)

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1313-1315, 1329 Pennock Avenue, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 22nd day of April, 2016.

Michael P. Williamson

Vickie L. Williamson

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael P. Williamson and wife, Vickie L. Williamson, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd day of April, 2016.

Notary Public

My Commission Expires: 08-20-19

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072