WARRANTY DEED

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

BILL GARRETT, Davidson County
Trans: T20160035563 DEEDWARR
Recvd: 04/29/16 12:47 2 pgs
Fees: 13.00 Taxes: 703.00

20160429-0042175

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of April, 2016.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robin M. Cantrell	New Owner	
(NAME)	(NAME)	
553 Griffin Circle		064-16-0E-055.00
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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 considerations, the receipt of which is hereby acknowledged, we, **Talitha W. Richards and Zachary Z. Richards, Wife and Husband**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Robin M. Cantrell, unmarried**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Unit No. 55, in Building 15, as shown on the plan of Townhomes of Truxton Village, a Horizontal Property Regime, filed as Exhibit A-1 to and established by the Declaration of Covenants, Conditions and Restrictions of record in Instrument 200610250132473, as amended in Instrument 200611060137656, and Instrument 200711050130490, Register's Office for said county, to which reference is hereby made for a more complete description of said Unit.

Being the same property conveyed to Talitha W. Richards and Zachary Z. Richards, wife and husband by Warranty Deed from Robert Michael Wair, unmarried, dated 09/09/2014 recorded 09/11/2014, of record in Instrument No. 20140911-0083200, in the Register's Office for Davidson County, Tennessee.

Covenants, conditions, easements and restrictions of record in Instrument No. 20061025-0132473, Amended and Restated Declaration of record in Instrument No. 20061106-0137656, Amendment to Declaration of record in Instrument No. 20071105-0130490, in the Register's Office for Davidson County, Tennessee. Easement of record in Book 4910, Page 838, in the Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20001208-0121300, in the Register's Office for Davidson County, Tennessee. Stormwater Detention Agreement of record in Instrument No. 20051230-0156496, in the Register's Office for Davidson County, Tennessee. Charter of record in Instrument No. 20061026-0133179, in the Register's Office for Davidson County, Tennessee. Quitclaim Deed of record in Instrument No. 20061106-0137657, in the Register's Office for Davidson County, Tennessee. Grant of Easement of record in Instrument No. 20151130-0120249, in the Register's Office for Davidson County, Tennessee. This

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

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 553 Griffin Circle, Hermitage, TN 37076
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 our hands this 28th day of April, 2016.

Talitha W. Richards

Zachary Z. Richards by Talitha W. Richards his atty in fact

Zachary Z. Richards by Talitha W. Richards his atty in fact

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Talitha W. Richards the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 28th day of April, 2016.

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

State of Tennessee
County of Wilson

On this 28th day of April, 2016, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Talitha W. Richards, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Zachary Z. Richards, and is authorized by him, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No. 20160429-0042174, Register's Office of Davidson County, Tennessee.

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY