WARRANTY DEED

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2018

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $164,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of May, 2016

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

Return to: File #10681

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William Richter	First Bank	07509013500
(NAME)	(NAME)	
241 Bonnacroft Dr.	318 Seaboard Lane	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Franklin Tn 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Tameka B. Cockrill,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **William Richter and wife Janae Alise Richter,** hereinafter called the GRANTEES, their heirs and 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 lot No. 150 on the Plan of Hermitage Hills Subdivision, of record in Plat Book 2900, Page 48 and 49, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Tameka B Cockrill and Doyel Cockrill Jr, by deed of record in Instrument No. 20050411-0039877, Register's Office for Davidson County, Tennessee. The said Doyel Cockrill, Jr. having since died.

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

unimproved ☐

This is improved ☑ property, known as 241 Bonnacroft Dr., 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 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.

BILL GARRETT, Davidson County
Trans:T20160040143 DEEDWARR
Recvd: 05/13/16 11:56 2 pgs
Fees:13.00 Taxes:610.13
20160513-0047906

Witness my/our hands this 2nd day of May, 2016.

Tameka B. Cockrill

Tameka B. Cockrill

State of Tennessee
County of Williamson

Personally appeared before me Tameka B. Cockrill, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 2nd day of May, 2016.

Notary Public
My Commission Expires: _____

File No.: 10681

