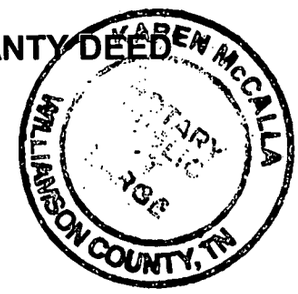
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $465,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF JUNE, 2016.

Notary Public

MY COMMISSION EXPIRES: March 23, 2019
(AFFIX SEAL)

R-VRES-16-1707-T

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Matil Richard and Walter Richard	New Owner	
(NAME)	(NAME)	**105-5-487.00**
1707 Hillside Avenue	1707 Hillside Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Nashville, TN 37203	
(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, **ERIC M. BURTON-KRIEGER AND MEAGAN C. BURTON-KRIEGER, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MATIL RICHARD AND WALTER RICHARD, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 12 on the Plan of Fairview Addtion, of record in Plat Book 57, Page 94, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Eric M. Burton-Krieger and Meagan C. Burton-Krieger, husband and wife, by Warranty Deed from Garafola Properties, LLC recorded March 13, 2012 in Instrument Number 20120313-0021707, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- Plan of record in Plat Book 57, Page 94, Register's Office for Davidson County, Tennessee.
- 2016 Property Taxes and subsequent.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1707 Hillside Avenue, Nashville, Tennessee 37203**.

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 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 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:T20160049911 DEEDWARR
Recvd: 06/13/16 15:02 2 pgs
Fees:13.00 Taxes:1720.50
20160613-0059708

Witness my/our hand(s) this the 10th DAY OF JUNE, 2016.

Eric M. Burton-Krieger by Meagan C. Burton-Krieger as Attorney in Fact
Eric M. Burton-Krieger by Meagan C. Burton-Krieger as Attorney in Fact

Meagan C. Burton-Krieger
Meagan C. Burton-Krieger

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MEAGAN C. BURTON-KRIEGER, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ERIC M. BURTON-KRIEGER, and who acknowledged he/she/they executed the same as the free act and deed of the said ERIC M. BURTON-KRIEGER.

Witness my hand and official seal, this the 10th of June, 2016.

Megan Paulus
Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MEAGAN C. BURTON-KRIEGER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of June, 2016.

Megan Paulus
Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212