Davidson County DEEDWARR
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This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title Services, LLC
239 John R. Rice Blvd., Ste. C
Murfreesboro, Tennessee 37129

MAP/GROUP/PARCEL 134000118.00

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Kurt Richards and Brandi Richards
822 Pine Terrace Drive
Brentwood TN 37027

SEND TAX BILLS TO:

F&M Bank
2018 Wilma Rudolph Blvd.
Clarksville, TN 37040

163LC

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **CHARLES MICHAEL GOODRICH AND WIFE, JOAN V. GOODRICH** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **KURT RICHARDS AND BRANDI RICHARDS, HUSBAND AND WIFE,** "Grantee(s)", their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

BEGINNING in the center of Mill Creek Valley Pike, at the southeast corner of the property conveyed to Leighton Moore, by deed from Mrs. Gertrude Gay, et al, of record in Book 816, page 401, Register's Office for said County; thence with Moore's easterly line, north 10 deg. 30' east 200 feet; to the center of Mill Creek Valley Pike thence with the center of same, north 55 deg. west 100 feet to the beginning.

BEING the same property conveyed to Charles Michael Goodrich and wife, Joan V. Goodrich, by Quitclaim Deed from Joan V. Goodrich, dated April 29, 1999, appearing of record in Book 11478, page 681, of the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 1234 Antioch Pike, Nashville, TN, 37211.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real estate, and that they have a good and lawful right to convey the same; and that the same is unencumbered, except for the 2016 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

The undersigned further covenants and binds themselves, their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

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Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 27 day of June, 2016.

Charles Michael Goodrich

Joan V. Goodrich

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Charles Michael Goodrich and Joan V. Goodrich, the within named bargainors, 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 (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 27 day of June, 2016.

NOTARY PUBLIC

My Commission Expires: 5-20-17

KAYLA L HARRINGTON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $174,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 27th day of June, 2016.

NOTARY PUBLIC

My Commission Expires: 01-06-2020

JORDAN T MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith