THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20160059549 DEEDWARR
Recvd: 07/12/16 13:48 2 pgs
Fees:13.00 Taxes:1369.00
20160712-0071371

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Ronald Dean Richards, Jr. and Chelsey Richards 5116 Stallworth Drive Nashville, Tennessee 37220	Farmington Mortgage 2002 Richard Jones Rd. Suite 300 A Nashville, TN 37215	146-16-O-187.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **SARAE H. JANES AND HUSBAND, FREDERICK J. LEWIS**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **RONALD DEAN RICHARDS, JR. AND WIFE, CHELSEY RICHARDS**, hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

A certain tract or pared of land in Davidson County, Tennessee, State of Tennessee, described as follows; to wit:

Land in Davidson County, Tennessee being Lot No. 168 on the Plan of Brentwood Hall, Section 6, as of record in Book 2331, page 20, Register's Office for said County.

Said Lot No. 168 fronts 112 feet on the southerly side of Stallworth Drive and extends back 184.1 feet on the easterly line and 183.4 feet on the westerly line to a dead line, which is a broken line, measuring 111.9 feet thereon.

Being the same property conveyed to Sarae H. Janes and husband, Frederick J. Lewis, by Warranty Deed from Troy R. Wilkerson and Michelle Wilkerson, husband and wife, of record in Instrument No. 20130916-0097168, Register's Office for Davidson County, Tennessee.

This is improved property known as **5116 Stallworth Drive, Nashville, Tennessee 37220** .

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, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands this **27th** day of **June**, **2016**:

Sarae H. Janes

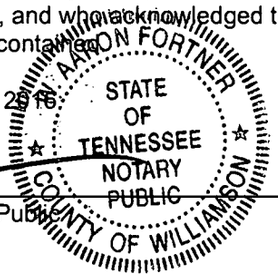
Frederick J. Lewis

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **SARAE H. JANES AND FREDERICK J. LEWIS**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 27th day of June, 2016.



Notary Public

My Commission Expires: 5/23/18

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $370,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 27th DAY OF JUNE, 2016:

Notary Public

My Commission Expires: 7-16-18

