Bk/ 36

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF AUGUST, 2016.

Notary Public

MY COMMISSION EXPIRES: 1-9-18

(AFFIX SEAL)

NOTARY PUBLIC
June E. Rowell
My Commission Expires
January 9, 2018
STATE OF TENNESSEE

P-TAMCO-16-5101-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)
Shelly J. VanVooren and Randal P. VanVooren	Shelly J. VanVooren and Randal P. VanVooren	
(NAME) **5101 Ryan Allen Circle**	(NAME) W 3667 Cty Rd B	**041-01-0A-021.00-CO**
(ADDRESS) **Whites Creek, TN 37189**	(ADDRESS) Peshtigo, WI 54157	
(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, **HENLEY RICHARDS AND ROSLYN W. RICHARDS, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SHELLY J. VANVOOREN AND RANDAL P. VANVOOREN, 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. 21 on the Plan of Cobblestone Creek, Phase One of record in Plat at Instrument No. 20040804-0093431, corrected in Instrument No. 20041022-0127319, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Henley Richards and Roslyn W. Richards, husband and wife by Warranty deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20050106-0002141 Register's Office for Davidson County, Tennessee, dated December 30, 2004 and recorded on January 06, 2005.

This conveyance is subject to:
- All matters shown on Plan of Cobblestone Creek, Phase One of record in Instrument No. 20040804-0093431, as corrected in Instrument No. 20041022-0127319;
- Covenants, Conditions and Restrictions of Cobblestone Creek of record in Instrument No. 20041208-0146322;
- By-Laws shown in Exhibit D of record in Instrument No. 20041208-0146322;
- Right of way for Natural Gas Lines, Inc. of record in Book 2493, Page 137;
- Storm water detention agreement of record in Instrument No. 20040304-0024829;
- Quitclaim for common space/open area of record in Instrument Nos. 20041208-0146323 and 20110916-0072157;
- HOA Charter of record in Instrument No. 20041208-0146324, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5101 Ryan Allen Circle , Whites Creek, Tennessee 37189**.

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:T20160073996 DEEDWARR
Recvd: 08/24/16 14:13 2 pgs
Fees:13.00 Taxes:740.00
20160824-0088705

Witness my/our hand(s) this the 19th DAY OF AUGUST, 2016.

Henley Richards

Roslyn W. Richards

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HENLEY RICHARDS AND ROSLYN W. RICHARDS, 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 19th of August, 2016.

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



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