WARRANTY DEED

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $434,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14 DAY OF September, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cynthia H. Wiel	New Owner	
(NAME)	(NAME)	
401 Bowling Avenue Unit 89		104-13-B/81.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **DUDLEY C. RICHTER, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CYNTHIA H. WIEL, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE, HER 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 Building Site No. 81, also known as Unit 89 on the Plan of Richmeade Place, Section Five, of record in Plat Book 5210, Page 141, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Dudley C. Richter, as to a 1/3 interest by Quitclaim Deed from Samantha D. Richter, dated May 29, 2012, of record in Instrument No. 20120612-0051464, Register's Office for Davidson County, Tennessee; to Dudley C. Richter, as to a 1/3 interest by Quitclaim Deed from Jennifer E. Richter, dated July 25, 2011, of record in Instrument No. 20120612-0051463, said Register's Office; Dudley C. Richter, as to a 1/3 interest by Quitclaim Deed from Jennifer E. Richter, dated July 25, 2011, of record in Instrument No. 20120612-0051462; Previously being the same property conveyed to Ashley B. Richter, Jennifer E. Richter, and Samantha D. Richter, joint tenants with right of survivorship by deed from Kevin H. Douglas, unmarried, dated July 10, 2006, of record in Instrument No. 20060717-0085603, said Register's Office.

This property has never been the marital residence of the Grantor or his wife.

This conveyance is subject to 2016 real property taxes; All matters appearing of record in Book 5210, Page 141, said Register's Office; Restrictive Covenants of record in Book 4941, Page 637, Book 5019, Page 946, Book 5036, Page 338, Book 5039, Page 256, Book 5094, Page 473, Book 5238, Page 385, Book 5408, Page 210, and Book 5733, Page 628, said Register's Office; Bylaws of record in Book 5213, Page 945, said Register's Office; and Charter of record in Book 4942, Page 633, said Register's Office.

BILL GARRETT, Davidson County
Trans:T20160082246 DEEDWARR
Recvd: 09/20/16 09:09 2 pgs
Fees:13.00 Taxes:1607.65
20160920-0098665

unimproved
This is improved x property, known as 401 Bowling Avenue Unit 89, Nashville, TN 37205

(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.

Witness my hand this 9 day of Sept., 2016

Dudley C. Richter

DUDLEY C. RICHTER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee this 9 day of September, 2016.

KEVIN D. MONTGOMERY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JULY 5, 2019

Notary Public