THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

REPA
BANK

BILL GARRETT, Davidson County
Trans:T20160082779 DEEDWARR
Recvd: 09/21/16 09:57 2 pgs
Fees:13.00 Taxes:795.50

20160921-0099315

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **215,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF SEPTEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tim Richardson	NEW OWNER	MAP & PARCEL
4768 Bull Run Rd		046-00-0-024-00 & 046-0
Ashland City, TN 37015-9422		
(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, WE, **Teddy B. Thompson and Sherry Taylor**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tim Richardson and wife, Rita M. Richardson**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in the Thirteenth (13th) Civil District of Nashville, Davidson County, Tennessee bounded on the north and east by Marshall Warder, on the south by Bull Run Road, on the east by Bernard Pittman and Chris Paul Jones and being described according to a mortgage loan inspection by Campbell McRae and Associates (Stanley Glenn McRae TN RLS #1673) dated 9-14-98, and being more particularly described as follows: Beginning at a point in the northerly margin of Bull Run Road said point being the southwest corner of the Bernard Pitman land (Book 5305, page 208 RODC, TN) and the southwest corner of the herein described land; thence with said Pittman N. 28 deg. W. 164 feet to a point; thence N. 02 deg. 30' E.212 feet to a point; thence N. 89 deg. 30' 08" W 351.50 feet to a point in the easterly line of the Chris Paul Jones land (Book 9977, page 232 RODC, TN), thence with said Jones the following three calls: N. 03 deg. 15' 32" E 218.89 feet to a point; N. 87 deg 30' 45" W 219.17 feet to a point N. 01 deg 28' 10" W 609.37 feet to a point in the southerly line of Marshall Warder land (Book 5988, Page 80 and Book 8111, Page 700 RODC, Tn) thence with said Warder the following 10 calls: S. 68 deg. 30' 37" E. 465.41 feet to a point; S. 67 deg. 41' 11" E. 376.91 feet to a point: N. 74 deg 13' 26" E. 61.86 feet to a point; N. 81 deg. 21' 52" E. 31.42 feet to a point; S. 09 deg. 21' 29" W. 291.75 feet to a point; S. 21 deg. 17' 29" W. 280.22 feet to a point; S. 19 deg. 49, 33" W 75.88 feet to a point; S. 08 deg. 29' 54" W. 61.71 feet to a point; S. 03 deg 37' 30" W. 84.81 feet to a point; S. 25 deg. 30' 12" E. 121.56 feet to a point in the northerly margin of Bull Run Road; thence with said northerly margin westerly 92' to the point of beginning.

Included in the above description but specifically excluded from this conveyance is a 5.01 acre tract conveyed from Jerry Duncan and wife, Carol Duncan to Jason A. Duncan and wife, Lori L. Duncan of record in Instrument No. 200009070088498 and Re-recorded in Instrument No. 200009180092203 in the Davidson County, Tennessee's Register of Deeds Office.

Being the same property conveyed to Ted Thompson by Quitclaim deed from Debra G. Thompson of record in Instrument No. 20140307-0019386 Register's Office for Davidson County, Tennessee, dated March 7, 2014 and recorded on March 7, 2014. Being the same property conveyed to Teddy B. Thompson and Sherry Taylor as tenants in common with right of survivorship by Quitclaim deed from Ted Thompson of record in Instrument No. 20160809-0082670 Register's Office for Davidson County, Tennessee, dated August 5, 2016 and recorded on August 9, 2016.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **4768 Bull Run Rd, Ashland City, TN 37015-9422.**

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 our hands this the 19th day of September, 2016.

Teddy B. Thompson

Sherry Taylor

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 **Teddy B. Thompson** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 19th day of September, 2016.

My Commission expires: 10/18/16

Notary Public

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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 **Sherry Taylor** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 19th day of September, 2016.

My Commission expires: 10/18/16

Notary Public

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY