BILL GARRETT, Davidson County
Trans:T20160106215 DEEDWARR
Recvd: 12/02/16 12:46 2 pgs
Fees:13.00 Taxes:1369.00
20161202-0126717

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-161100619

**WARRANTY DEED**

EMILY MARGARET CROWDER
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$370,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 1st day of December, 2016

Notary Public

MY COMMISSION EXPIRES: 5-5-2020

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

| ADDRESS OF NEW OWNER AS FOLLOWS : | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Jeffrey Scott Cone**<br>**2302 Carter Avenue**<br>**Nashville, TN 37206** | New Owner | **083-03-0-278.00** |

FOR AND IN 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,

**Christopher W. Richardson and Teddy Lewis Bedwell, Jr., as tenants in common**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Jeffrey Scott Cone, a single man**

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 in Davidson County, Tennessee being part of Lot No. 52 on the original plan of Brownsville, as of record in Book 21, Page 9, Register's Office for Davidson County, Tennessee described as follows:**

**Beginning at a point in the center of Carter Street at the Northeast Corner of a part of Lot No. 52, conveyed to Ira Lanier and wife, by deed from H.P. Nolen and wife, of record in Book 1195, page 234, Register's Office for Davidson County, Tennessee; thence with the Easterly boundary line of said Lanier Property Southwardly 315.65 feet, more or less to a point; thence Eastwardly 50 feet to a point; thence Northwardly 315.65 feet, more or less to a point in the center of said Carter Street; thence with the center of said Carter Street Westwardly 50 feet to the point of beginning.**

**Being the same property conveyed to Christopher Wayne Richardson and Teddy Lewis Bedwell, Jr., as tenants in common, by Warranty Deed from Tay Squared, Inc. a Tennessee corporation, dated 9/2/10, recorded 9/3/10 in Instrument Number 20100903-0070132, Register's Office for Davidson County, Tennessee.**

**This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the 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 government and zoning regulations.**

This is improved ( X) property known as **2302 Carter Avenue, Nashville, TN 37206**
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 1st day of December, 2016.

Christopher Wayne Richardson

**Christopher W. Richardson by Cindy Evans, Attorney in Fact** by Cindy Evans, Attorney in Fact

Teddy Lewis Bedwell, Jr.

**Teddy Lewis Bedwell, Jr. by Cindy Evans, Attorney in Fact**
by Cindy Evans, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 1ST day of December, 2016, before me personally appeared Cindy Evans to me known to be the person who executed the foregoing instrument in behalf of Christopher W. Richardson and Teddy Lewis Bedwell, Jr. as their Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said Christopher W. Richardson and Teddy Lewis Bedwell, Jr.

Witness my hand and official seal at Nashville, Tennessee, this the 1st day of December, 2016.

Commission Expires:_____

Gail C. Vincent
Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018