G#28421-2 BOX #14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160110250 DEEDWARR
Recvd: 12/15/16 10:38 2 pgs
Fees:13.00 Taxes:4995.00

20161215-0131560

G-BR-16-0509-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF DECEMBER, 2016.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

MY COMMISSION EXPIRES: 2/13/17

(AFFIX SEAL)

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)
William M. Richter	FirstBank	
(NAME)	(NAME)	**104-6-349.00**
509 32nd Avenue South	318 Seaboard Lane, Ste 205	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Franklin, TN 37067	
(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, **BRAD NORRIS, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WILLIAM M. RICHTER, AN UNMARRIED MAN,** 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. 80 on the Plat of R. W. Grizzard's Subdivision of the Bosley Land, not of record, described as follows:

Beginning on the westerly margin of 32nd Avenue South, formerly Oriental Circle, at the northeast corner of Lot No. 81 on said Plat, being 402.5 feet south of the southerly margin of Marlborough Avenue as measured around a curve on said 32nd Avenue South; thence with the line between Lot Nos. 80 and 81, westwardly 150 feet to an alley; thence with the margin of said alley northwardly 47.5 feet to the corner of Lot Nos. 79 and 80 on said Plat; thence with the line between said Lot Nos. 79 and 80, eastwardly 150 feet to the westerly margin of 32nd Avenue South; thence with the same southwardly 75 feet to the beginning.

Being the same property conveyed to Brad Norris, unmarried, by Warranty Deed from Charles Rogen Allen, unmarried, recorded August 11, 2015 in Instrument No. 20150811-0080004; being the same property conveyed to Brad Norris, unmarried, by Quitclaim Deed from Charles Rogan Allen, unmarried, recorded August 11, 2015 in Instrument No. 20150811-0080003; and being the same property conveyed to Charles Rogan Allen, by Warranty Deed from James Barret, unmarried, recorded August 22, 2012 in Instrument No. 20120822-0075329, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2016, a lien due and payable, but not delinquent.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **509 32nd Avenue South, Nashville, Tennessee 37212**.

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.

Witness my/our hand(s) this the 13th DAY OF DECEMBER, 2016.

Brad Norris

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRAD NORRIS, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of December, 2016.

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



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