ADDRESS NEW OWNERS and
SEND TAX BILLS:
GUS RICHARDS
1512 E. Stewarts Lane
Nashville TN 37218

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP PARCEL NUMBER:
69 - 15 - 27

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, **VIRGINIA MCKENZIE,** hereinafter called GRANTOR, has this day bargained and sold and by these presents transfers and conveys to **GUS RICHARDS,** hereinafter called GRANTEE, his heirs, successors and assigns forever, the following described property, to wit:

> Land in Davidson County, Tennessee: being Lot No.1, of the Estes Subdivision as of Record in Plat Book 5210, Page 390, Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description;
>
> Being the same property conveyed to Virginia McKenzie from Berdie Estes by Quitclaim Deed, recorded on August 24, 1988 in Record Book 7634, Page 379, Register's Office for Davidson County, Tennessee. Berdie Estes having retained a life estate. Birdie Estes died on October 3, 1992.
>
> This is improved property, known as: 1512 East Stewarts Lane, Nashville, TN 37218

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEE, his heirs, successors and assigns, forever.

GRANTOR covenants with GRANTEE that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

GRANTOR further covenants and binds herself, her heirs, successors and assigns to warrant and defend the title to the said land to GRANTEE, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

TIMOTHY D. FERGUSON
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

BILL GARRETT, Davidson County
Trans:T20160110699 DEEDWARR
Recvd: 12/16/16 10:55 2 pgs
Fees:13.00 Taxes:185.00
20161216-0132062

Executed on this 15 day of December, 2016.

Virginia McKenzie
VIRGINIA MCKENZIE

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, VIRGINIA MCKENZIE, the within named bargainors with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 15 day of December, 2016.

NOTARY PUBLIC

My Commission Expires: 6/26/17

SUMNER COUNTY, TENN TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $50,000.00.

Gus Richards, Jr.
AFFIANT

Subscribed to and sworn before me, this the 15 day of December, 2016.

NOTARY PUBLIC

My Commission Expires: 6/26/17

SUMNER COUNTY, TENN TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE

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