BILL GARRETT, Davidson County
Trans:T20160112267 DEEDWARR
Recvd: 12/21/16 10:20 3 pgs
Fees:18.00 Taxes:1221.00
20161221-0133995

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
James E. & Ann Marie Sutton
2353 Riverside Drive
Nashville, TN 37216

SEND TAX BILL TO:
new owner

MAP/PARCEL 072-07-0-256.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Wayne Benjamin Richman, Lois R. Finney, June R. Parker, Cheryl Richman and Janet R. ~~Mooneyham~~ RICHMAN, the heirs at law of the Estate of Annie Ruth Richman,** has this day bargained and sold, and does hereby transfer and convey unto **James E. Sutton and Ann Marie Sutton, husband and wife,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lots Nos. 49 and 50 on the unrecorded Plan of R.M. Dudley Subdivision, described according to a copy of a survey made by W.B. Southgate, Surveyor, as follows:

Beginning at a point in the east line of Riverside Boulevard, the common corner of Lots Nos. 50 and 51 on said Plan; thence with the line between said two lots in an easterly direction 183 feet to a point in the westerly margin of an alley; thence with the margin of said alley northwardly 82 feet to a point, the northeast corner of Lot No. 49 in the south line of another alley; thence westwardly along the south line of the last mentioned alley, 190 feet to the easterly margin of Riverside Boulevard; thence with the margin of the same, southwardly 131 feet 6 inches to the point of beginning.

Being the same property conveyed to Benjamin Richman and wife, Annie Ruth R. Richman by Warranty deed from Glen Nelson, Jr. and wife, Hermoine C. Nelson of record in Book 2591, page 103, Register's Office for Davidson County, Tennessee, dated August 1, 1956 and recorded on August 20, 1956. The said Annie Ruth Richmond died on January 23, 2016. The Grantors herein execute this instrument as the Heirs at Law of the Estate of Annie Ruth Richmond.

This is improved property known as: **2353 Riverside Drive, Nashville, Tennessee 37216.**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

* BENJAMIN RICHMAN DIED APRIL 21, 2003.

HEIRS -AT-LAW OF ANNIE RUTH RICHMOND EXECUTE THIS INSTRUMENT PURSUANT TO AFFIDAVIT OF HEIRSHIP OF RECORD IN INSTRUMENT NUMBER 20160221-0133994, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

REAL PROPERTY TAXES: The real property taxes for the year 2016 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters, restrictions, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 1st day of December, 2016.

Wayne Benjamin Richman
Wayne Benjamin Richman

Lois R. Finney
Lois R. Finney

June R. Parker
June R. Parker

Cheryl Richman
Cheryl Richman

Janet Richman
Janet ~~R. Mooneyham~~ Richman

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Wayne Benjamin Richman, Lois R. Finney, Cheryl Richman and Janet ~~R. Mooneyham~~,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 13th day of December, 2016.

Richman

Jodie D Pelley
NOTARY PUBLIC

My Commission Expires: 9/22/2020

JODIE D. PELLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF ~~TEXAS~~ Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **June R. Parker**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this ____ day of December, 2016.

NOTARY PUBLIC

My Commission Expires: _____

TAMMY SEXTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires July 23, 2020

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

The actual value or consideration, whichever is greater, for this transfer is $330,000.00.

AFFIANT

Subscribed and sworn to before me this the 13 day of December, 2016.

NOTARY PUBLIC

My Commission Expires: 9/22/2020

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY