This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
3200 West End Avenue, Suite 500
Nashville, TN 37203
TN BPR # 11639
615.414.1368 fax 615.915.4964
brian@brianpaynelaw.com

BILL GARRETT, Davidson County
Trans:T20160112627 DEEDWARR
Recvd: 12/21/16 14:28 2 pgs
Fees:13.00 Taxes:453.25

20161221-0134358

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $122,500.00

Affiant

Subscribed and sworn to before me, this 21 DAY OF DECEMBER, 2016.

Notary Public
My commission expires: 02-29-2020

ERICH CHADWICK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 02-29-2020

Address of New Owner:	Send Tax Bills to:	Tax Information
JOSEPH MICHAEL RICHMOND 810 ASHLAWN PLACE NASHVILLE, TN 37211	NEW OWNER	161-05-A-0 031.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **TRAVIS A. DYER and wife, KRISTIE DAWN DYER,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to, **JOSEPH MICHAEL RICHMOND, TRUSTEE OF THE JOSEPH MICHAEL RICHMOND DATED SEPTEMBER 18, 2009, and any amendments thereto,** hereinafter called the Grantee, his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit: *Trust

Land in Davidson County, Tennessee, being Unit B-10, as shown on Exhibit A-2 of the Master Deed establishing Ashlawn Place Condominiums, as the same appears of record in Book 6607, page 596, Register's Office for Davidson County, Tennessee, together with an individual percentage interest in the common elements appurtenant to said unit, as set forth in said Master Deed, to which Plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Travis A. Dyer, by Warranty Deed dated May 16, 2012 from Percy F. Rucker, married, of record in Instrument No. 20120521-0043548, Davidson County Register of Deeds.

Kristie Dawn Dyer joins in the execution of this instrument to convey her marital interest, if any, in said property.

This property is improved property known as 810 Ashlawn Place, Nashville, TN 37211.

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, his heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered,

unless otherwise herein set out. Grantor does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, his 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 hand this 20th day of December, 2016.

Travis A. Dyer

Kristie Dawn Dyer

STATE OF TENNESSEE
COUNTY OF Knox

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, TRAVIS A. DYER and KRISTIE DAWN DYER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Knoxville, TN (CITY/STATE) this 20 DAY OF DECEMBER, 2016.

LeShaun E Johnson
Notary Public

My Commission expires: 11/24/19 (seal)

LESHAUN E. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY