WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160112893 DEEDWARR
Recvd: 12/22/16 10:11 2 pgs
Fees:13.00 Taxes:1850.00
20161222-0134656

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00

Buist Fort Richardson, Trustee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF DECEMBER, 2016.

Lara E. Miller
Notary Public

MY COMMISSION EXPIRES: 9-7-2020

(AFFIX SEAL)

LARA E. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES 9-7-2020

THIS INSTRUMENT WAS PREPARED BY
Bennett & Pressley, P.C., Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John William Barringer	NEW OWNER	117 13 0A 139.00
(NAME)	(NAME)	
2703 Abbott Martin Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **J Buist Richardson, III and/or Martha York Richardson and/or Buist Fort Richardson, Trustees of The J. Buist & Martha Richardson Living Trust, established by the Revocable Trust Agreement of J. Buist Richardson, III and Martha York Richardson dated September 1, 2015,** , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John William Barringer and Ellizabeth Guffee Barringer, husband and wife**, 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 lying in Davidson County, Tennessee, more particularly described as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 6-B, Pointset Condominiums, a Horizontal Property Regime, as shown on Exhibit "B" to Master Deed of Lots 5 and 6, Pointset Condominium, of record in Book 5158, page 261, Registers Office for Davidson County, Tennessee and being located on Lot No. 6 on the Plan of Pointset, as of record in Book 5050, page 65, as amended in Book 9989, page 759, Register's Office for Davidson County Tennessee, to which reference is here made, together with appurtenant interest belonging thereto as set out in Master Deed of record in Book 5158, page 244, Registers Office for Davidson County, Tennessee.

Being the same property conveyed to J Buist Richardson, III and/or Martha York Richardson and/or Buist Fort Richardson, Trustees of The J. Buist & Martha Richardson Living Trust, established by the Revocable Trust Agreement of J. Buist Richardson, III and Martha York Richardson dated September 1, 2015, as amended, and restated from time to time, and to their successors in trust by Warranty Deed from Martha Y. Richardson and J. Buist Richardson, III, wife and husband, filed for record 09/04/2015 in Instrument No. 20150904-0090229, Register's Office for Davidson County Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 2703 Abbott Martin Road, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

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 20 day of December, 2016.

J. BUIST RICHARDSON, III AND/OR MARTHA YORK RICHARDSON AND/OR BUIST FORT RICHARDSON, TRUSTEES OF THE J. BUIST & MARTHA RICHARDSON LIVING TRUST, ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF J. BUIST RICHARDSON, III AND MARCHA YORK RICHARDSON U/A/D SEPTEMBER 1, 2015

J. Buist Richardson III, Trustee

J Buist Richardson III
Trustee

Martha York Richardson, Trustee

Martha York Richardson
Trustee

Buist Fort Richardson, Trustee

Buist Fort Richardson, Trustee

State of Tennessee

County of Davidson

On this 20 day of December, 2016, before me, a Notary public in and for said County and State, personally appeared J. Buist Richardson, III, Martha York Richardson and Buist Fort Richardson, Trustees, individual(s) who executed the foregoing instrument and acknowledged the examination and reading of the same and did sign the foregoing instrument, in their capacities as Trustees and acknowledged that the same is said Trustees free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Lara L Miller

Notary Public ~~Shannon Philbin~~ Lara L Miller
My Commission Expires: 9-7-2020

LARA L. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES 9-7-2020