Davidson County DEEDWARR
Recvd: 01/11/17 14:53 4 pgs
Fees:23.00 Taxes:2220.00
20170111-0003339



STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is ~~$610,000.00~~ $600,000.00

Affiant

Subscribed and sworn to before me, this the 6th day of January, 2017.

Notary Public

My commission expires: _____

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Fred McLaughlin	Pinnacle Bank	**116-08-0B-010.00-CO**
10 Valley Forge	150 3rd Ave S. Suite 900	
Nashville, TN 37205	Nashville, TN 37201	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Albert W. Richardson, aka Albert William Richardson, and Pamela S. Richardson, husband and wife, as joint tenants with the right of survivorship

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Fred McLaughlin and Laura McLaughlin

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 10 as shown on the Second Revised Plan of Phase II of Sugartree of record in Plat Book 4860, Page 79-80, as amended in Book 4912, Page 276, Book 5005, Page 144, Book 5010, Page 117, Book 5015, Page 550, Book 5072, Page 165, Book 5084, Page 960, Book 5121, Page 89, Book 5122, Page 326, Book 5169, Page 426, Book 5191, Page 412, Book 5222, Page 468 and Book 5238, Page 93, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property

Being the same property conveyed to Linda F. Burnsed, Trustee by Quitclaim Deed from Albert W. Richardson of record in Instrument No 20120308-0020274, Register's Office for Davidson County, Tennessee, dated February 22, 2012 and recorded on March 08, 2012 and within the same deed the said Linda F. Burnsed Trustee conveyed his interest in the subject property to Albert W. Richardson and Pamela S. Richardson, husband and wife, as joint tenants with the right of survivorship.

Pamela S. Richardson is executing this document on behalf of Albert W. Richardson, aka Albert William Richardson as his Durable Power of Attorney as referenced in Instrument No. 20170106-0001701, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.
This is improved (__X__) unimproved (____) property known as 10 Valley Forge, Nashville, TN 37205.

Pamela S. Richardson

Pamela S. Richardson

STATE OF TENNESSEE	)	**INDIVIDUAL**
	)	**ACKNOWLEDGEMENT**
COUNTY OF Davidson	)	

Personally appeared before me, a Notary Public of said County and State, ~~Albert W. Richardson and~~ Pamela Richardson, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 6th day of January, 2017.

My Commission Expires: 6.25.20

Notary Public

20161744R

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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 HANDS EFFECTIVE AS OF January 6, 2017:

Albert W Richardson AKA Albert William Richardson

Albert W. Richardson, also known as Albert William Richardson, by Pamela S. Richardson, Attorney-in-Fact by Pamela S. Richardson, attorney-in-fact

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STATE OF TENNESSEE	)	**ACKNOWLEDGEMENT FOR**
	)	**SIGNATURE MADE BY**
COUNTY OF Davidson	)	**ATTORNEY-IN-FACT**

Personally appeared before me, a Notary Public of said County and State, Pamela S. Richardson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be the attorney-in-fact for Albert W. Richardson, also known as Albert William Richardson ("Principal"), the within named grantor, and that he/she executed the within instrument for the purposes therein contained by signing his/her name on behalf of Principal as the attorney-in-fact.

Witness my hand, at office, this the 6th day of January, 2017.

My Commission Expires: 5.25.20

Notary Public

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

