(1)

Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $21,000.00.

Deidra S. Walker
Affiant

BILL GARRETT, Davidson County
Trans:T20170009342 DEEDWARR
Recvd: 02/01/17 10:15 2 pgs
Fees:13.00 Taxes:77.70
20170201-0010594

Subscribed and sworn to before me this 27th day of January, 2017.

Notary Public
My Commission Expires: 6-18-18

CHRISTY M. JOHNSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

16-0769

Address of New Owner:	Send Tax Bills to:	Tax Information:
Danzel S. Richardson	NEW Owner	
1124 Jacobs Court	1315 N 6th St	020-00-0-068.00
Joelton, TN 37080	Nashville, TN 37207	

WARRANTY DEED

For and in 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

Sheree K. Pheneger, now known as Sheree K. Gilbert, unmarried

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Danzel S. Richardson, unmarried

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Final Plat of Section Three, Jacobs Valley, of record in Plat at Instrument No. 20021010-0124310, 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 Sheree K. Pheneger, married by deed from Dale Pyron and Joe Pyron, dated May 10, 2007, recorded May 11, 2007, of record in Instrument No. 20070511-0056773, Register's Office for Davidson County, Tennessee. Sheree K. Pheneger having since divorced

by Final Decree of Divorce in the Eighth Circuit Court for Davidson County, Tennessee, at Nashville, Docket No. 10D143, on April 19, 2010, which decree recognized and affirmed grantor's sole ownership of the above described property and restored Sheree K. Pheneger's name to Sheree K. Gilbert.

Grantor's former husband not having resided at the property since that time.

This conveyance is subject to any and all restrictions and easements of record.

This is unimproved property located at **1124 Jacobs Court, Joelton, TN 37080.**

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 26th day of January, 2017.

Sheree K. Gilbert

STATE OF OHIO
COUNTY OF FAYETTE

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Sheree K. Gilbert**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Washington Court House, OH, this 26th day of January, 2017.

NOTARY PUBLIC
STATE OF OHIO

SANDRA L. HELSEL
Notary Public, State of Ohio
My Commission Expires
December 6, 2020

Notary Public
My Commission Expires: Dec 6 2020