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THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

Map/Parcel: 09316007700

BILL GARRETT, Davidson County
Trans:T20170013556 DEEDWARRSP
Recvd: 02/14/17 14:07 3 pgs
Fees:18.00 Taxes:329.30
20170214-0015392

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged by the Grantor, **Michael W. Cothern and wife, Donna Cothern,** does hereby bargain, sell, transfer and convey unto **Natalie Richardson**, her heirs and assigns, that certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 102 on the Plan of Maury and Claiburne's Addition to Nashville, as of record in Plat Book 21, pages 84 and 85 of the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Michael W. Cothern and wife, Donna Cothern by Special Warranty Deed from Wachovia Bank, National Association, a National Banking Association, as Trustee for Long Beach Mortgage Loan Trust 2002-3, dated February 26, 2004, and filed in Instrument No. 20040310-0027828, said Register's Office.

Property address: 98 Maury Street, Nashville, TN 37210

TO HAVE AND TO HOLD said tract or parcel of land together with the appurtenances, estate, title and interest thereto belonging unto the said Grantees, Natalie Richardson, her heirs and assigns, forever.

Said Grantor does hereby covenant with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

Grantor makes no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantees have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

IN WITNESS WHEREOF, the same Grantor has executed this deed this 9th day of February, 2017.

Michael W. Cothern

Donna Cothern

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared, Michael W. Cothern and Donna Cothern, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of February, 2017.

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 9-6-2019

My Commission Expires:

Notary Public

****

NAME NEW OWNER(S)
Natalie Richardson
98 Maury Street
Nashville, TN 37210

SEND TAX BILLS TO:
New Owner(s)

****

STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $89,000.00.

Natalia Richt

Affiant

Subscribed and sworn to before me this 9th day of February, 2017.

Notary Public

My Commission Expires:

