BILL GARRETT, Davidson County
Trans:T20170017772 DEEDWARR
Recvd: 03/01/17 13:31 2 pgs
Fees:13.00 Taxes:555.00
20170301-0020338

Prepared by and return to:
First Title, LLC/ Raquel Hampton
120 Interstate North Parkway, Suite 108
Atlanta, GA 30339

New Owner:
Please send Tax Notice to:
Lester Richardson
306 Marita Avenue
Goodlettsville, TN 37072

WARRANTY DEED

STATE OF TN

COUNTY OF Davidson

THIS INDENTURE, Made this 21st day of February, 2017 by and between Maria Cristina Romine, single, as party or parties of the first part, hereinafter called GRANTOR and Lester P. Richardson, a single man, as party or parties of the second part, hereinafter called GRANTEE (the words, Grantor and Grantee, to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor for and in consideration of the sum of Ten Dollars ($10.00) in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, convey and confirm unto the said Grantee, the following described property:

For APN/Parcel ID(s): 033-12-0-041.00

Being Lot No. 177 on the Plan of Gatewood, Section 1, as of record in Book 3300, Page 47 thru 52, Register's Office, Davidson COunty, Tennessee.

BEING THE SAME PROPERTY CONVEYED IN Special Warranty Deed from Secretary of Veterans Affairs, an Officer of the United States of America to Maria Cristina Romine dated 03/19/2009, recorded 05/20/2009 in Instrument No. 20090520-0046463 in the office of the Register of Deeds for Davidson County, Tennessee.

BEING the same property conveyed to Maria Cristina Romine by Warranty Deed from Secretary of Veterans Affairs, an Officer of the United States of America, dated March 19, 2009, recorded May 20, 2009, in Instrument 20090520-0046463, in the Register of Deeds for Davidson County, Tennessee.
Being property known as 121 Marita Ave, Goodlettsville, TN 37072, according to the present system of numbering houses in Davidson County, Tennessee.

TO HAVE AND TO HOLD, the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behalf of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Maria Cristina Romine

STATE OF TENNESSEE

COUNTY OF Davidson

On this 24th day of February ,2017, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Maria Cristina Romine, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of herself and who acknowledged that such person executed the same as the free act and deed of Maria Cristina Romine

Witness my hand and Notorial Seal at office this 24th day of Feb, 2017.

Notary Public

My Commission Expires: 3-10-19

GIB VAN DER HEYDEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

OATH OF VALUE

STATE OF TN

COUNTY OF Davidson

I, or we hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $150,000.00.

Signature

Lesa Richardson
Print Name

Subscribed and sworn to before me this 24th of Feb, 2017.

Notary Public

3-10-19
Commission Expires

GIB VAN DER HEYDEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY