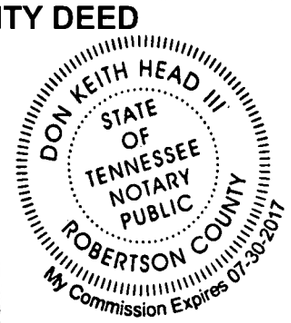
WARRANTY DEED



BILL GARRETT, Davidson County
Trans:T20170027644 DEEDWARR
Recvd: 04/03/17 09:43 2 pgs
Fees:13.00 Taxes:425.50
20170403-0031969

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st day of March, 2017

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Zach Richardson	The Farmers Bank	46 - 23
(NAME)	(NAME)	
4764 Bull Run Road	120 Village Drive	
(ADDRESS)	(ADDRESS)	
Ashland City, TN 37015	Portland, TN 37148	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20170671

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, I/we, Timothy Richardson and wife, Rita M. Richardson , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Zach Richardson, unmarried, 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. :

Certain real property situate in the 13th, formerly 25th Civil District of Davidson County, Tennessee, and described as follows, to-wit:

BEGINNING at a point in the center of Bull Run Road, the Southwest corner of the property conveyed to W.O. Davis and wife, by deed from Ezell Dickerson, et ux, of record in Book 1977, page 229, Register's Office for said County, and the Southwest corner of this tract; thence with the center of said road, North 64° East 507 feet to a point, the Southwest corner of a tract conveyed to George H. Kessler and wife, by deed from W.O. Davis and wife, of record in Book 2304, page 193, said Register's Office; thence with Kessler's Westerly line, North 28° 8' West, passing an iron pin at 17.5 feet, 188 feet to an iron pin, Kessler's Northwest corner; thence North 2-1/2° East with the Westerly line of the property conveyed to Williams B. Suratt et ux by deed from W.O. Davis, et ux of record in Book 2633, page 93, said Register's Office, 212 feet to a point in the Southern boundary line of Lot No. 4 in said subdivision of the Elias Simpkins land, Suratt's Northwest corner; thence with the Southern boundary line of said Lot No. 4, North 87-1/2° West 351.5 feet to a point in the Eastern boundary line of Lot No. 2 on said Simpkins Plan; thence with the Eastern boundary line of said Lot No. 2, South 2-1/2° West 607.5 feet to the point of beginning.

BEING the same property conveyed to Timothy Richardson and wife, Rita M. Richardson by Warranty Deed from Kathryn H. Pittman dated February 17, 2016 and filed of record in Instrument 20160222-0016506, Register's Office for Davidson County, Tennessee.

Subject to the right of way of Bull Run Road.

Unimproved ☐

This is improved ☒ property, known as 4764 Bull Run Road, Ashland City, TN 37015
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 31st day of March, 2017

Timothy Richardson

Rita M. Richardson

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Timothy Richardson and Rita M. Richardson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st of March, 2017.

Notary Public
My Commission Expires:

