WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170057603 DEEDWARR
Recvd: 07/06/17 10:51 2 pgs
Fees: 13.00 Taxes: 869.13
20170706-0067889

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $234,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2017.

Notary Public

MY COMMISSION EXPIRES: 3/31/2018

(AFFIX SEAL)

TAMMY MORRIS
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Smart Title & Escrow, LLC, 256 Seaboard Lane, Suite D-101, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ellen K. Doucet	Summit Funding	108-04-0A-060.00-CO
(NAME)	(NAME)	
816 Ragsdale Court	2241 Harvard St #200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Sacramento CA 95815	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Craig Allen Richardson, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Ellen K. Doucet, 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:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of First Revision, Villages of Larchwood, Phase II, Section II of record in Plat Book 9700, Page 627, 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 Craig Allen Richardson, unmarried by Warranty Deed from Rhonda K. Stephenson, of record in Instrument No. 20021007-0121785, Register's Office for Davidson County, Tennessee, dated September 16, 2002 and recorded on October 07, 2002 and re-recorded on November 03, 2004, of record in Instrument No. 20041103-0132235.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 816 Ragsdale Court, Nashville, TN 37214

(House Number) (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 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 my hand this 30th day of June, 2017.

Craig Allen Richardson

STATE OF TENNESSEE

COUNTY OF Davidson

On this 30th day of June, 2017, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Craig Allen Richardson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
11-5-18

Notary Public

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY