This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Janice Marie Richardson
3405 Old Anderson Road
Antioch, TN 37013

SEND TAX BILL TO:
Same address as new owner

MAP/PARCEL 136-15-0A-057.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Sonja Lees f/n/a and Sonja Anderson, married, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Janice Marie Richardson, hereafter called the GRANTEES,** his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 57, Unit 207 on the Plan of First Revision to Phase 2 Final Plat of Watercrest Townhomes of record in Plat Book 11190, Page 81, 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 Sonja Anderson, single by Warranty deed from Diana C. Norbury, unmarried of record in Instrument No. 20040930-0117841 Register's Office for Davidson County, Tennessee, dated September 24, 2004 and recorded on September 30, 2004.

This property is not the principal residence of Grantors; therefore their spouses do not have to join in conveyance.

This is improved property known as: **3405 Old Anderson Road, Antioch, Tennessee 37013.**

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE. His heirs and assigns, against the lawful claims of all persons whomsoever. Possession to be given 28th day of June, 2017.

BILL GARRETT, Davidson County
Trans:T20170058609 DEEDWARR
Recvd: 07/10/17 11:37 2 pgs
Fees:13.00 Taxes:629.00
20170710-0068991

WITNESS MY HAND on this the 28th day of June, 2017

Sonja Lees

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Sonja Lees,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 28th day of June, 2017.

JERI SHOULDERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES SEPTEMBER 07, 2020

NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $170,000.00.

AFFIANT

Subscribed and sworn to before me this the 28th day of June, 2017.

NOTARY PUBLIC

My Commission Expires: _____

JERI SHOULDERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES SEPTEMBER 07, 2020

File No. 17-2826