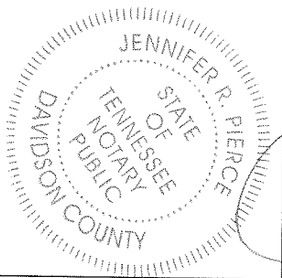
WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/27/17 09:57 2 pgs
Fees:13.00 Taxes:631.18
20170727-0076024



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$170,589.52.**

Affiant

Subscribed and sworn to before me this 26th day of July, 2017.

Notary Public
My Commission expires: 11-6-17
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Areatha R. Richard	Wells Fargo Home Mortgage	Map 108-12-OB Parcel 070.00 CO
2212 South Ashford Court	1500 W. Benson Blvd. 3rd floor	
Nashville, TN 37214	Anchorage, AK 99503	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **The Estate of Marjorie D. Trice**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Areatha R. Richard**, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 49 on the Plan of Harborview, Phase 1-A Section 2 of record in Book 6900, page 756-758; 6200 page 817; Book 6900, page 577-581; Book 9096, page 764, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Marjorie Trice by Warranty Deed from Charlotte Bialeschki dated January 16, 2009 of record in Instrument Number 20090121-0005115, Register's Office for Davidson County, Tennessee. Said Marjoie Trice having since died on October 5, 2016 and left only one surviving heir as shown by Affidavit of Heirship of record in Instrument Number 20161104-0117190, Register's Office Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 6900, pages 756-758; Plat Book 6200, page 817; Plat Book 6900, pages 577-581 and Book 9096, page 764, page n/a, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 7471, page 26; Book 7646, page 142; Book 7646, page 149; Book 7647, page 648; Book 7732, page 249; Book 8263, page 534; Book 8271, page 863; Book 8297, page 380; Book 8856, page 361; Book 8634, page 19 and Instrument Number 20160523-0050983, Register's Office for Davidson County, Tennessee.
- Homeowners Association charter and/or quitclaim deeds of record in Book 9108, page 73; Book 7522, page 389; and Book 8263, page 554, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 7390, page 270, Register's Office for Davidson County, Tennessee.
- Subject to the terms and conditions of a certain Deed of Trust executed by Marjorie D. Trice, unmarried to Stewart Title of Tennessee, Inc., Trustee for Franklin American Mortgage Company dated January 16, 2009 for the principal sum of $189,033.00 of record in Instrument Number 20090121-0005116, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2212 South Ashford Court, Nashville, TN 37214**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the

aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this July 26, 2017.

The Estate of Marjorie D. Trice

Areatha R. Richard

By: Areatha R. Richard, Sole Heir

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Areatha R. Richard,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 26, 2017

Notary Public

My commission expires 11-6-17

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Julie Coone
Notary's Signature

My commission expires: 5-3-2021

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.