Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20170065941 DEEDWARR
Recvd: 08/01/17 12:43 2 pgs
Fees:13.00 Taxes:4606.50
20170801-0078014

39-B
File #17-1208

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Charles Richardson and wife, Rachael Richardson**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John H. Dinkins, an unmarried man**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 23, Block 9, on the Plan of a Resubdivision of a Part of Royal Oaks Subdivision, as of record in Plat Book 547, page 167, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Charles Richardson and wife, Rachael Richardson by deed from Martha Pomerleau, and Mary Ready Taylor, Trustee of the Mary Ready Taylor GST-Exempt Trust, dated August 10, 2012, of record in Instrument No. 20120814-0072600, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 4320 Sunnybrook Drive, Nashville, TN 37205.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 28th day of June, 2017.

Charles Richardson

Rachael Richardson

State of Tennessee)
County of Davidson)

On this 28th day of June, 2017, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Charles Richardson and Rachael Richardson, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON
DAVIDSON COUNTY, TN
STATE OF TENNESSEE NOTARY PUBLIC

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 1,245,000.00.**

Affiant

Sworn and subscribed before me on this the 28th day of June, 2017.

Notary Public

My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
John H. Dinkins 4320 Sunnybrook Drive Nashville, TN 37205	New Owner	130-03-0-032.00