RETURN TO:
PREPARED BY: FIRST TITLE & ESCROW CORP.

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 33796-07-2017**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $525,000.00. Affiant Subscribed and sworn to before me this 28th day of July, 2017. Notary Public My Commission Expires:

JAMES A. UNRUH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

WARRANTY DEED

Address New Owner: Leon Richter 1803 Blair Blvd Nashville, TN 37212	**Send Tax Bills To:** Leon Richter 30 SURF STREET RINCON, Puerto Rico 00677	**Tax Information:** Map and Parcel No.: 104 16 0 071 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert L Thomas, Jr., Sole Trustee under the Robert Lee Thomas, Jr. Living Trust, dated May 19, 1995, and any amendments thereto**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Leon Richter, married** ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1803 Blair Blvd, Nashville, TN 37212.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20170066563 DEEDWARR
Recvd: 08/02/17 14:54 3 pgs
Fees:18.00 Taxes:1942.50
20170802-0078823

IN WITNESS WHEREOF, Grantor has executed this instrument on the 28th day of July, 2017.

Robert L Thomas, Jr., Sole Trustee, under the Robert Lee Thomas, Jr. Living Trust, dated May 19, 1995, and any amendments thereto

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert L. Thomas Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Trustee under the Robert L. Thomas, Jr. Living Trust dated May 19, 1995, and any amendments thereto, a revocable trust, and, as such, executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of July, 2017.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 7, 2019

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 2 on the Resubdivision of Lots 135 and 136, Geo. W. Blair's Subdivision of Belmont Heights, of record in Book 3842, page 52, Register's Office for said County.

Said Lot No. 2 fronts 52 feet on the southerly margin of Blair Boulevard and extends back between parallel lines 170 feet to an alley in the rear on which it measures 52 feet thereon.

Being the same property conveyed to Robert Lee Thomas, Jr., Sole Trustee, or his successors in trust, under the Robert Lee Thomas, Jr. Living Trust, dated May 19, 1995 and any amendments thereto, by Quitclaim Deed dated May 19, 1995 from Robert Lee Thomas, Jr. of record in Book 9687, page 7, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2017, which have been prorated and assumed by Grantee. Map and Parcel No. 104 16 0 071 00.
2. All matters appearing on the Plan of record as Book 3842, page 52, Register's Office for Davidson County, Tennessee.
3. Subject to an easement for use of the sidewalk located on Lot No. 2 described herein leading directly to Lot No. 1, which sidewalk runs approximately parallel to the property line between said Lot No. 2 and Lot No. 1 of the Resubdivision of Lots 135 and 136, Geo. W. Blair's Subdivision of Belmont Heights, of record in Book 3842, page 52, said Register's Office, which easement was granted to the owner of Lot No. 1 by deed from Billy R. Potter and wife, Joyce Potter, of record in Book 6047, page 159, for ingress and egress to the remainder of the sidewalk located on Lot No. 1.