WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170067640 DEEDWARR
Recvd: 08/04/17 15:35 2 pgs
Fees:13.00 Taxes:651.20
20170804-0080136

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 9, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $176,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2nd day of AUGUST 2017

Carmen Coats
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Jamie Day	NEW OWNER	083 01 0 451.00
(NAME)	(NAME)	
1005 Granada Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206-3429		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Seventy-Six Thousand And No/100 Dollars ($176,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Judy C. Richardson, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jamie Day, 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. 11 on the Plan of Lots 10 thru 13 Granada Place , as of record in Plat Book 6200, Page 514, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Judy C. Clay, unmarried, by Warranty Deed from Gerri L. Coppess, an unmarried person, dated May 30, 1996 and recorded June 03, 1996 in Book 10071, Page 156, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Judy C. Richardson, unmarried, by Quitclaim Deed from Judy C. Clay kna Judy C. Richardson, unmarried, dated December 27, 2010 and recorded January 05, 2011 as Instrument No. 20110105-0001281, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐
This is improved ☒ property, known as 1005 Granada Court, Nashville, TN 37206-3429

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, has 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 our hands this 1st day of August, 2017.

Judy C. Richardson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Judy C. Richardson, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of August, 2017.

Notary Public

My Commission Expires: _____

(SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires
July 6, 2020

File Number: GRN-174565SSO