39B

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203

File No.: M176906

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $385,000.00

Affiant

Subscribed and sworn to before me, this the 18th day of September, 2017.

Notary Public
My Commission Expires:

Bill Garrett Davidson County
Batch# 2318 DEEDWARR
09/19/2017 01:18:04 PM 3 pgs
Fees: $18.00 Taxes: $1,424.50

20170919-0095950

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
James Richardson Rebecca C. Richardson 6228 Banbury Station Brentwood, TN 37027	Navy Federal Credit Union 820 Follin Lane Vienna, VA 22180	172-09-A-007

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Terrell S. Tate and wife, Chrisundra J. Tate**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **James Richardson and Rebecca C. Richardson, husband and wife**, 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. 7, First Revision of Section One, Banbury Crossing, a Planned Unit Development of record in Plat Book 9700, Pages 477 and 478, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Terrell S. Tate and wife, Chrisundra J. Tate by Warranty Deed from The Jones Company Custom Homes of Tennessee, Inc., a Tennessee corporation, recorded on the 21st day of November, 1997 in Deed Book 10693, Page 50, in the Register's Office of Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: **6228 Banbury Station, Brentwood, TN 37027**

This conveyance is made subject to 1) Property taxes for the year 2017 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTOR paying their prorated share thereof to the GRANTEE who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of September, 2017.

Terrell S. Tate

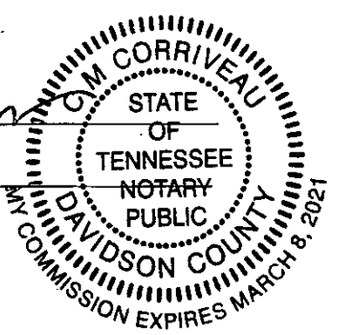
Chrisundra J. Tate

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Chrisundra J. Tate**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 18th day of September, 2017.

Notary Public
My Commission expires:



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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of September, 2017.

Terrell S. Tate

Chrisundra J. Tate

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Terrell S. Tate** ~~**and Chrisundra J. Tate**~~, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 18th day of September, 2017.

Notary Public
My Commission expires: 07/14/2020

CADE AINSWORTH
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

My Commission Expires July 14, 2020