DEED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 7089

This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
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Nashville, TN 37203
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HUGH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires 05-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $369,900.00.

X _____
Affiant

Subscribed and sworn to before me, this 13 day of October, 2017.

_____
Notary Public
My commission expires: ~~11/04/18~~ 2-25-20

Address of New Owner:	Send Tax Bills to:	Tax Information
GABRIELLE RICHTERMAN 1532 ELLER DRIVE NASHVILLE, TN 37221	FIRST COMMUNITY MORTGAGE, INC. 272 Robert Rose Drive Murfreesboro, TN 37129	142-13-0-A 005.00CO

Bill Garrett Davidson County
Batch# 13992 DEEDWARR
10/16/2017 10:47:38 AM 2 pgs
Fees: $13.00 Taxes: $1,368.63

20171016-0105698

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **PARKS W. RUNYON, UNMARRIED, SURVIVING TENANT BY THE ENTIRETY OF JOYCE T. RUNYON,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **GABRIELLE JULZ GOTTSHALK RICHTERMAN, SINGLE WOMAN,** hereinafter called the Grantee, her successors 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. 5 ON THE PLAN OF PHASE I AND BOUNDARY PLAT OF RIVERSIDE, AS OF RECORD IN PLAT BOOK 6900, PAGES 490-492, REVISED PLAT BOOK 6900, PAGE 784, AND CORRECTED AS INSTRUMENT NO. 20040506-0052081, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO PARKS W. RUNYON AND WIFE, JOYNCE T. RUNYON BY WARRANTY DEED FROM ROCHFORD REALTY AND CONSTRUCTION CO., INC. A TENNESSEE CORPORATION DATED MARH 13, 1990, RECORDED MARCH 26, 1990 IN BOOK 8072, PAGE 542, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE SAID JOYCE T. RUNYON HAVING SINCE DIED ON JULY 12, 2012 LEAVING PARKS W. RUNYON AS HER SURVIVING TENANT BY THE ENTIRETY.

This is improved property known as 1532 ELLER DRIVE, NASHVILLE, TN 37221.

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, his heirs, successors and assigns,

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, his heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seised 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. Grantor does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, his 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 my hand this 13th day of OCTOBER, 2017.

Parks W. Runyon

PARKS W. RUNYON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, PARKS W. RUNYON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand in NASHVILLE, TENNESSEE, this 13th day of OCTOBER, 2017.

BRIAN PAYNE, Notary Public

My Commission expires: 11/04/18 (seal)

