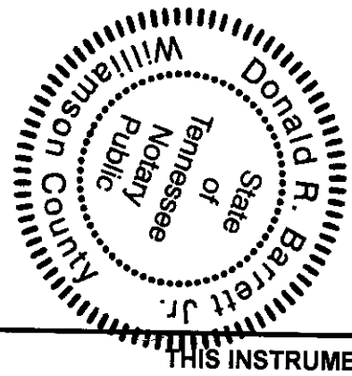
Bill Garrett Davidson County
Batch# 36974 DEEDWARR
12/14/2017 10:22:06 AM 2 pgs
Fees: $13.00 Taxes: $1,850.00
20171214-0127452

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATIO.
GREATER, FOR THIS TRANSFER IS $500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of December, 2017.

Notary Public

MY COMMISSION EXPIRES: 8/15/2

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Chris Richey	Owner	106-07-0-005.02
(NAME)	(NAME)	
658 Murfreesboro Pike		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Ann Jeffords Halloran**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Christopher Richey and Kenny Burd as Tenants in Common**, hereinafter called the GRANTEE (S), their heirs and/or 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. 1, on the Resubdivision of Lots 14 and 15 of W.B. Baird's Subdivision of Oakland, of record in Instrument No. 20041103-0132511, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Ann Jeffords Halloran by Quit Claim Deed dated 09/26/2001 from Ann Jeffords Halloran and Douglass C. Jeffords, being general partners of the Eleanor C. Jeffords Family Limited Partnership of record in Instrument 20011001-0105887, Register's Office for Davidson County, Tennessee.

This Conveyance is made subject to:
Plan of record at Instrument No. 20041103-0132511 Register's office for Davidson County, Tennessee.
Easements of record at Ordinance No. 67-107 Metropolitan Clerks Office for Davidson County, Tennessee.
Taxes for the year(s) 2018 and thereafter, lien not yet due and payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 500 Arlington Avenue, Nashville, TN 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 8th day of December, 2017.

Ann Jeffords Halloran

State of Tennessee
County of Williamson

Personally appeared before me Ann Jeffords Halloran, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this .

Notary Public Donald R. Barrett
My Commission Expires: 8/15/21

Donald R. Barrett Jr. Notary Public State of Tennessee Williamson County

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064