Bill Garrett Davidson County
Batch# 40473 DEEDWARR
12/21/2017 12:18:22 PM 2 pgs
Fees: $13.00 Taxes: $249.75
20171221-0130073

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $67,500.00.

Josh M. Weaver
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF DECEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 7.2.18
(AFFIX SEAL)

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 17-1128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Josh M. Weaver	NEW OWNER	#06903002600
(NAME) 1005 Valencia Ct.	(NAME) 1005 Valencia Ct.	
(ADDRESS) Ashland City, TN 37015	(ADDRESS) Ashland City, TN 37015	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF SIXTY-SEVEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS ($67,500.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
RANDY T. RICHARDS AND LARAE W. RICHARDS, HUSBAND AND WIFE,
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
JOSH M. WEAVER, AN UNMARRIED MAN,
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:

Tract 1:
Land in Davidson County, Tennessee, being Lot No. 7 of Block "GG" on the Revised Plan of Fairview Subdivision, of record in Plat Book 1130, Page 54, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Tract 2:
Land in Davidson County, Tennessee, being part of Lot No. 28 of Block "GG" on the Revised Plan of Fairview Subdivision, of record in Plat Book 1130, Page 54, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Beginning on the northerly line of Lot No. 28 at the corner of Lots Nos. 6 and 7; thence with the line

between said Lots Nos. 7 and 28, westwardly 50 feet to the corner of Lots Nos. 7 and 8; thence southwardly and parallel with the westerly line of said Lot No. 28, 88 feet to a point 12 feet north of the southerly line of said Lot No. 28; thence, eastwardly and parallel with the line between Lots Nos. 27 and 28, 50 feet; thence northwardly 88 feet to the beginning.

Being the same property conveyed to Randy T. Richards and wife, LaRae W. Richards by deed from John Eric Creekmur, unmarried, of record in Instrument 20010430-0042999, dated April 16, 2001, Register's Office for said County.

This conveyance is subject to Restrictions of record in Book 1286, Page 477, said Register's Office.

This conveyance is made subject to: (1) 2017 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 1130, Page 54, said Register's Office; (3) Easement to a Well for Water System of record in Book 2102, page 429, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 4015 Fairview Drive, Nashville, TN 37218
(House No.) (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 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. 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 20th day of December, 2017.

Randy T. Richards
Randy T. Richards

LaRae W. Richards
LaRae W. Richards

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I, the undersigned, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that Randy T. Richards and LaRae W. Richards, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 20th of December, 2017.

ZANA C. PETTY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

My commission expires: 7.2.18