EPARED BY:
ANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

RETURNED TO:

WARRANTY DEED

STATE OF TENNESSEE (TN)
COUNTY OF ~~DAVIDSON~~ WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $292,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JANUARY, 2018.

Notary Public

MY COMMISSION EXPIRES: 3/25/18

(AFFIX SEAL)

KIM MURRAY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Y-BR-17-1403

Bill Garrett Davidson County
Batch# 53387 DEEDWARR
01/31/2018 10:50:29 AM 2 pgs
Fees: $13.00 Taxes: $1,080.40
20180131-0009777

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Frank Taylor Glen Combs and Lindsay L. Combs	**New Owner**	
(NAME)	(NAME)	**072-14-0-087.00**
1403 Straightway Circle		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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 consideration, the receipt of which is hereby acknowledged, **SUSAN A. FORESTER N/K/A SUSAN A. RICHTER AND STEVE RICHTER, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **FRANK TAYLOR GLEN COMBS AND LINDSAY L. COMBS, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the Southwesterly part of Lot No. 15 on the Map of A. B. Robinson's Subdivision of certain lots in Brownsville, as of record in Book 57, Page 1, Register's Office for Davidson County, Tennessee.

Beginning in the center of an unnamed street, at the Southwest corner of the property conveyed to Mallernee Realty Co. Inc., by deed from R. N. Griggs and wife, of record in Book 1470, Page 20, said Register's Office; thence with the center of said street, Westwardly 47 1/2 feet to the corner of Lots Nos. 15 and 16; thence with the line between said two lots Northwardly 135.2 feet more or less to the Southwest corner of the property conveyed to Buford Melvin Ingram and wife, by deed from R. N. Griggs and wife, of record in Book 1536, Page 435, said Register's Office; thence with Ingram's Southerly line, Eastwardly 47 1/2 feet to the Northwest corner of said Mallernee Realty Company's property; thence with said Company's Westerly line, Southwardly 135 feet more or less to the beginning. Description is the same as in the previous deed of record.

Being the same property conveyed to Susan A. Forester, unmarried by Warranty deed from William H. Dorris and Robert B. Huffine of record in Instrument No. 20080108-0002074 Register's Office for Davidson County, Tennessee, dated December 20, 2007 and recorded on January 8, 2008. Susan A. Forester n/k/a Susan A. Richter, having since married. Steve Richter joins in this instrument to convey any marital interest he may have in said property.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 1, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1403 Straightway Circle, Nashville, Tennessee 37206**.

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 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 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/our hand(s) this the 30th DAY OF JANUARY, 2018.

Susan A. Richter

Steve Richter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SUSAN A. RICHTER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of January, 2018.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEVE RICHTER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of January, 2018.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212