Bill Garrett Davidson County
Batch# 56225 DEEDWARR
02/07/2018 02:04:33 PM 2 pgs
Fees: $13.00 Taxes: $2,405.00
20180207-0012453

WARRANTY DEED

P. C. HALL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires MAY 8, 2018

MST 2018-0013

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF February, 2018

Notary Public

MY COMMISSION EXPIRES: 5-8-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bev Sears and Scott Sears	SWBC Mtg	118-02-0-022.00
(NAME)	(NAME)	
2309 Cisco Street	PO Box 11733	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Newark NJ 07101	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Marla M. Richardson, an unmarried woman and Callie Beatrice Richardson, an unmarried woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Beverly M. Sears and Scott Sears, wife and husband,** 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. 9 on the Plan of David Lipscomb Subdivision of record in Plat Book 547, Page 145, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Delores Hillistene Williams Boykin, unmarried by Warranty Deed from Alvin K. Butner and wife, Dorothy L. Butner of record in Book 3904, page 944, Register's Office for Davidson County, Tennessee, dated June 22, 1965 and recorded on June 23, 1965, and re-recorded on August 04, 1965, in Book 3919, Page 399, Register's Office for Davidson County, Tennessee. The said Delores Hillistene Williams Boykin died September 3, 2011, and by her Will of record in Case No. 11P-1811 in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, and in Instrument No. 20111220-0099457, Register's Office for Davidson County, Tennessee, devised the subject property to Lisa M. Boykin Sanders.

Being the same property conveyed to Marla Richardson, a single person by Warranty Deed from Lisa M. Boykin Sanders, an unmarried woman, of record in Instrument No. 20170202-0011289, Register's Office for Davidson County, Tennessee, dated February 01, 2017 and recorded on February 02, 2017.

Being the same property conveyed to Callie Beatrice Richardson, an undivided 49% interest by Quitclaim Deed for Percentage Transfer from Marla Richardson, of record in Instrument No. 20170601-0054670, Register's Office for Davidson County, Tennessee, dated May 31, 2017 and recorded on June 01, 2017.

Being the same property conveyed to The Marla M. Richardson Living Trust, Marla M. Richardson, Trustee by Quitclaim Deed from Marla Richardson, unmarried and Callie Beatrice Richardson, unmarried, of record in Instrument No. 20170905-0091182, Register's Office for Davidson County, Tennessee, dated August 29, 2017 and recorded on September 05, 2017.

Being the same property conveyed to Marla M. Richardson, an unmarried woman and Callie Beatrice Richardson, an unmarried woman, as joint tenants with the right of survivorship by Quitclaim Deed from The Marla M. Richardson Living Trust, Marla M. Richardson, Trustee, of record in Instrument No. 20171109-0115266, Register's Office for Davidson County, Tennessee, dated November 06, 2017 and recorded on November 09, 2017.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2018 a lien, not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 547, Page 145, Register's Office for Davidson County, Tennessee.

This property, known as 2309 Cisco Street, Nashville, TN 37204
(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 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 my/our hand(s) this 2nd DAY OF FEBRUARY, 2018.

Marla M. Richardson

Callie Beatrice Richardson

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Marla M. Richardson, an unmarried woman Callie Beatrice Richardson, an unmarried woman, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd day of February, 2018.

Notary Public

My Commission Expires: 5-27-2019

(SEAL)

Amelia Swanson
State of Tennessee Notary Public
Williamson County