THIS INSTRUMENT PREPARED BY:
Jennifer Soltz
National Deed Network, Inc.
25400 US Hwy 19 North, Suite 236
Clearwater, FL 33763

After Recording Return To:

Bill Garrett Davidson County
Batch# 73460 DEEDWARR
03/26/2018 02:21:30 PM 5 pgs
Fees: $28.00 Taxes: $666.00
20180326-0028238

New Owner(s) Address and mail tax statements to:
Jonathan R. McCaskell
203 Lucien Drive
Goodlettesville, TN 37072

Property Tax ID#: 18 7 28.00
Order #: 178503TN

WARRANTY DEED

This instrument made and entered into on this the 23 day of March, 2018, by and between WILLIAM E. RICHARDSON and DEBRA RICHARDSON, husband and wife, as Grantors, and JONATHAN R. MCCASKELL and ELIZABETH C. MCCASKELL, whose address is 151 Bland Pass, Goodlettesville, TN 37072, as Grantee.

Witnesseth:

That for and in consideration of the sum of $180,000.00, and other good and valuable considerations, cash in hand paid, receipt of which is hereby acknowledged, the Grantors have this day bargained and sold, and by these presents, do hereby sell, transfer and convey unto the said Grantee, Grantee's successors and assigns, the following described real estate:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

Parcel ID: 141C-G-019

Commonly Known As: 203 Lucien Drive, Goodlettesville, TN 37072

Prior Deed recorded 08/17/2011, as Instrument No. 20110817-0063352, Davidson County Court Clerk's Office.

To have and to hold unto the said Grantee, Grantees' successors and assigns, in fee simple forever.

And the said Grantors covenant with the Grantee, Grantee's successors and assigns, that Grantors are lawfully seized and possessed of the premises above conveyed, and have a good and lawful right to sell and convey the same; that said premises is free from all encumbrance, and that the Grantors, will forever warrant and defend said premises and the title thereto against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, this Grantors have hereunto set a hand and seal on this the date first above written.

William E. Richardson
WILLIAM E. RICHARDSON
WILLIAM E. RICHARDSON

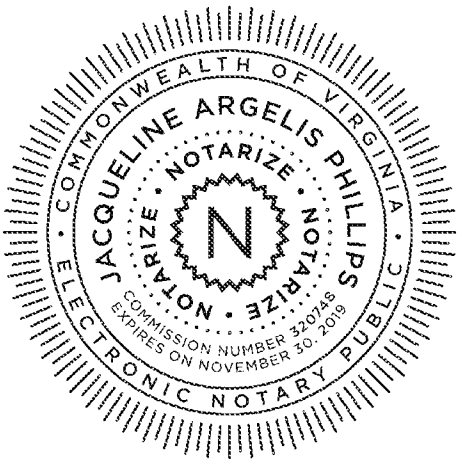
Debra Richardson
Debra Richardson
DEBRA RICHARDSON

STATE OF VIRGINIA }

COUNTY OF Arlington }

Personally appeared before me, the undersigned authority, a Notary Public, in and for said State and County, the within named bargainer, WILLIAM E. RICHARDSON and DEBRA RICHARDSON, with whom I am personally acquainted, (or whose identity was proven to me on the basis of satisfactory evidence), and who acknowledged and executed the within instrument as Grantors' free acts and deeds for the purposes therein contained.

Witness my hand and official seal at office in the State and County aforesaid on this the 23 day of March, 2018.



Jacqueline Argelis Phillips
Notary Public
My Commission Expires 11/30/2019

I or We, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $180,000.00, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

WILLIAM E. RICHARDSON

WILLIAM E. RICHARDSON

Debra Richardson

DEBRA RICHARDSON

Commonwealth of VA Arlington County

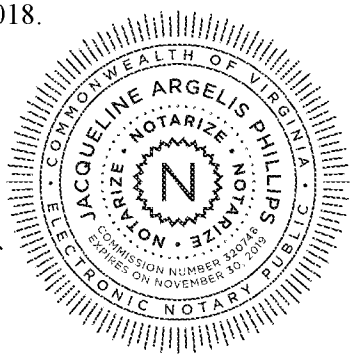
Subscribed and sworn to before me this the 23 day of March, 2018.

by William E Richardson and Debra Richardson.

Jacqueline Argelis Phillips

Notary Public

My Commission Expires: 11/30/2019



Name and Address of Property Owner:

Jonathan R. McCaskell

203 Lucien Drive

Goodlettesville, TN 37072

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:

Jonathan R. McCaskell

203 Lucien Drive

Goodlettesville, TN 37072

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantees and /or their agents, no boundary survey was made at the time of this conveyance.

EXHIBIT "A"

BEING ALL OF LOT NOS. 47 AND 48, CONELL ESTATES SUBDIVISION, SECTION ONE, ACCORDING TO SURVEY AND PLAT OF SAME APPEARING OF RECORD IN PLAT BOOK 2900, PAGE 15, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS AS TO LOCATION AND DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM E. RICHARDSON AND DEBRA RICHARDSON, HUSBAND AND WIFE, BY DEED OF RECORD IN INSTRUMENT NUMBERED 20110817-0063352, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO THE RESTRICTIVE COVENANTS OF RECORD IN BOOK 2927, PAGE 581; TO THE RIGHT OF WAY IN BOOK 4805, PAGE 947, AND TO ANY AND ALL OTHER MATTERS AS SHOWN ON SUBDIVISION PLAT OF RECORD IN PLAT BOOK 2900, PAGE 15, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

PARCEL #: 18 7 28.00

ALSO KNOWN AS: 203 LUCIEN DRIVE, GOODLETTSVILLE, TN 37072

True Copy Certification

I, Lisa Lewis, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Lisa Lewis
Signature

State of FL

County of Hillsborough

Personally appeared before me, [Delores Elftmann], a notary public for this county and state, [Lisa Lewis] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Delores H Elftmann
Notary's Signature

My Commission Expires: 09-03-2020
Notary' Seal (if on paper)

Notary Public State of Florida
Delores G Elftmann
My Commission GG 009719
Expires 09/03/2020