Bill Garrett Davidson County
Batch# 82361 DEEDWARR
04/18/2018 11:38:30 AM 3 pgs
Fees: $18.00 Taxes: $2,072.00
20180418-0036531

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027
P18-9082-BW

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **560,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF April, 2018.

Notary Public

MY COMMISSION EXPIRES: 11/8/21

(AFFIX SEAL)

ANDREW THOMAS WOOD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ross E. Richardson, Jr.	New Owner	
2809 Bransford Avenue		118 07 0 15400
Nashville, TN 37204		
(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, **Sharon Sanders Rudolph**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ross E. Richardson, Jr. and Connie C. Richardson, husband and wife**

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. 27 of Block "C" on the Map of Berry Hill Gardens of record in Plat Book 1130, Page 36, in the Register's Office for said County.

Said Lot No. 27 fronts 78.5 feet on the westerly side of Bransford Avenue and runs back between parallel lines 130 feet to a dead line.

Being the same property conveyed to Marbut G. Gaston and wife, Mary S. Gaston by warranty deed from Joe N. Butler and Leo Eckhardt of record in Book 4913, page 343, Register's Office for Davidson County, Tennessee, dated 05/14/1975 and recorded on 05/16/1975. The said Marbut G. Gaston died on October 18, 2001, leaving Mary S. Gaston as surviving tenant by the entirety.

Being the same property conveyed to The Gaston Trust, dated December 17, 2003, Mary Sanders Gaston, Trustor and/or Trustee by quitclaim deed from Mary S. Gaston of record in Instrument No. 20040108-0003194 Register's Office for Davidson County, Tennessee, dated 01/08/2004 and recorded on 01/08/2004.

Being the same property conveyed to Sharon Sanders Rudolph by Executor/Successor Trustee's Deed from Blythe Bond Sanders, Jr., Executor of the Estate of Mary Sanders Gaston (Probate Court of Davidson County, Tennessee, 18P293), and Successor Trustee, The Gaston Trust dated December 17, 2003, of record in Instrument No. 20180315-0024728, Register's Office for Davidson County, Tennessee, dated 03/01/2018 and recorded on 03/15/2018. And further conveyed to Sharon Sanders Rudolph by Quitclaim Deed from Leslie Rudolph Campbell of record in Instrument No. 201804180036529 and Quitclaim Deed from John Randolph of record in Instrument No. 201804180036530, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **2809 Bransford Avenue, Nashville, TN 37204.**

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 hand this the 12th day of April, 2018.

Sharon Sanders Rudolph

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Sharon Sanders Rudolph** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

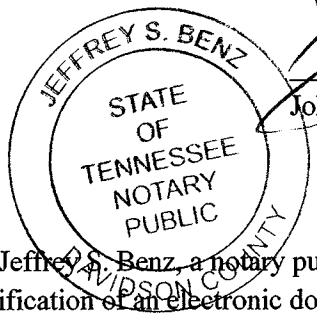
Witness my hand and official seal this the 12th day of April, 2018.

My Commission expires: 11/3/20

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, John T. Cook, do hereby make oath that I am a licensed attorney and 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.



John T. Cook

State of Tennessee
County of Davidson

Personally appeared before me, Jeffrey S. Benz, a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jeffrey S. Benz, Notary Public

My commission expires: July 6, 2019