WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $59,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of April, 2018.

Notary Public

MY COMMISSION EXPIRES: 11-5-19

(AFFIX SEAL)

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
DEANIE L. GREGORY, ATTORNEY AT LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jeff Richard and Jeannie Richard, Husband and Wife	Jeff Richard	07400009100
(NAME)	(NAME)	
1554 Hudson Rd.	1554 Hudson Rd.	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Bill Garrett Davidson County
Batch# 85648 DEEDWARR
04/27/2018 10:41:03 AM 2 pgs
Fees: $13.00 Taxes: $218.30

20180427-0039806

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, I, Stephen Thomas Compton, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeff Richard and Jeannie Richard, 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:

A certain tract or parcel of land located in the 9th Councilmanic District of Metropolitan Nashville and Davidson County, State of Tennessee, shown on Map No. 74, as part of Parcel No. 37 and being Tract No. 3 on the Tract Boundary Survey for Sarah Myers Conner Estate, Neely's Bend Road, dated 08/01/2011, prepared by Tommy E. Walker, R.L.S. TN, Lic. No. 1465, P O Box 495, Ridgetop, TN 37152 and being more particularly described as follows, to-wit:

BEGINNING at a point (LP. [N]); on the easterly margin of Neely's Bend Road, Madison, Tennessee, and being the northwesterly corner of Tract No. 4; thence along the easterly margin of Neely's Bend Road North 08 degrees 07 minutes 49 seconds West, 81.36 feet to a point (LP [N]); thence, leaving Neely's Bend Road and along a common boundary with Tracts Nos. 2C, 2A and 2B, North 68 degrees 39 minutes 21 seconds East, 472.5 feet to a point (LP. [0]); thence continuing along the common boundary line with Tract No. 2A North 70 degrees 11 minutes 09 seconds East, 375.88 feet to a point (LP. [0]); thence along a common boundary line with Tract 2B, North 64 degrees 07 minutes 30 seconds East, 281.84 feet to a point (LP [N]); thence South 06 degrees 40 minutes 32 seconds East 14e.50 (sic) feet to a point (LP. [N]); thence along the common boundary with Tract No. 4 South 71 degrees 05 minutes 54 seconds East, 1,112.03 feet to the point of beginning on the easterly margin of Neely's Bend Road and containing 2.619 acres, more or less.

Being the same property conveyed to Stephen Thomas Compton from Stephen Thomas Compton, Personal Representative of the Estate of Sarah Louise Compton by Personal Representatives Deed dated October 27, 2015 of record in Instrument No. 20151029-0110308, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Stephen Thomas Compton, Individually from Stephen Thomas Compton, Successor Trustee, of the Claude and Louise C. Compton Revocable Trust by Trustee's Deed dated April 4, 2018 of record in Instrument No. 20180427-0039805, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.

unimproved ☑

This is improved ☐ property, known as 1961 Neelys Bend Rd., Madison, TN 37115
(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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my, 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 4th day of April, 2018.

Stephen Thomas Compton

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 4th day of April, 2018, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Stephen Thomas Compton**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
11-5-19

Notary Public,

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

SANDY BALENT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY