Bill Garrett Davidson County
Batch# 118808 DEEDWARR
07/20/2018 09:52:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20180720-0070873

THIS INSTRUMENT PREPARED BY AND RETURN TO: Karl Yoder
Inspire Closing Services
420 Rouser Rd., Suite 500
Moon Township, PA 15108

Grantee Address
JEANEEN HYDE RICHARD
3026 HUMMINGBIRD DR
Nashville, TN 37218

Mail Tax Statements to:
JEANEEN HYDE RICHARD
3026 HUMMINGBIRD DR
Nashville, TN 37218

Warranty Deed

File No: 212408

TAX EXEMPT BETWEEN WIFE AND HUSBAND

THIS INDENTURE, made and entered into this 13 day of July, 2018, by and between Jeaneen Hyde Richard a married woman, joined by her spouse Terry U. Richard, party of the first part, Jeaneen Hyde Richard and Terry U. Richard, wife and husband as joint tenants with rights of survivorship and party of the second part,

BEING the same premises which Phillip A. Hyde, heir at law of Frank A. Hyde and Flora T. Hyde in deed dated 04/24/2009 and recorded 12/31/2009 in the DAVIDSON County Recorder's Office in Deed Book Volume 20091231-0119076, page , granted and conveyed to Jeaneen Hyde Richard, the Grantors herein.

WITNESSETH: That for and in consideration of Zero and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in County of DAVIDSON, State of Tennessee, to wit:

See Exhibit A attached hereto and made a part hereof

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the ~~said~~ party of the first part ~~the day and~~ year first above written.

JEANEEN HYDE RICHARD

Terry U Richard

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Jeaneen Hyde Richard & Terry U Richard to me known to be the person _ described in and who executed the foregoing instrument, and acknowledged that _ he _ executed the same for the purposes therein contained.

ELLA K. BUTLER
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.

WITNESS my hand and Notarial Seal at office this 13 day of July, 2018

Ella K. Butler
Notary Public

My commission expires: 09/07/2020

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, $ 10, which amount is equal to or greater than the amount which the property transferred would command at a fair ~~and voluntary~~ sale.

Affiant

Subscribed and sworn to before me this 13 day of July, 2018

Ella K. Butler

ELLA K. BUTLER
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.

PROPERTY ADDRESS: 3026 HUMMINGBIRD DR, Nashville, TN 37218

201807200070873

Exhibit A
Legal Description

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 172 on the Plan of Treppard Heights Subdivision, Section 1, as of record in Book 2663, Page 64, Register's Office for Davidson County, Tennessee.

Said Lot No. 172 fronts 100 feet on the Northerly Margin of Hummingbird Drive and extends back between lines, measuring 290.7 feet on the easterly line and 235 feet on the westerly line, to a dead line in the rear, on which it measures 114.5 feet.

Being the same property as conveyed from Phillip A. Hyde, heir at law of Frank A. Hyde and Flora T. Hyde, to Jeaneen Hyde Richard, heir at law of Frank A. Hyde and Flora T. Hyde, as set forth in Deed Instrument #20091231-0119076 dated 04/24/2009, recorded 12/31/2009, DAVIDSON County, TENNESSEE.

Tax ID: 059-10-0-001.00

True Copy Certification

I, Connie Grimes, 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.

Connie Grimes

State of Pennsylvania

County of Beaver

Personally appeared before me, Mark J Appugliese, a notary public for this county and state, Connie Grimes who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Mark J Appugliese

Notary's Signature

My Commission Expires: 5/17/19

Notary Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Mark J. Appugliese, Notary Public
Wilmington Twp., Mercer County
My Commission Expires May 17, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES