This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

MSS Mississippi
STATE OF ~~TENNESSEE~~
COUNTY OF Harrison

The actual consideration or value, whichever is greater is $190,000.00

Julie James
Affiant

Subscribed and sworn before me this the 24 day of July, 2018.

Notary Public
My commission expires: 01-17-2021

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 118858 KEITH SUNLEY Commission Expires Jan. 17, 2021 HARRISON COUNTY

Bill Garrett
Batch# 121113
07/26/2018 11:08:06 AM
Fees: $13.00 Taxes: $703.00

Davidson County
DEEDWARR
2 pgs

20180726-0072952

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Shataria Monique Richardson 3911 Baxter Ave Nashville, TN 37216	First Community Mortgage, Inc 131 Maple Row Blvd., Suites 505 & 518 Hendersonville, TN 37075	033-16-0-131.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, CHRISTOPHER MCCARTHY JAMES AND JULIE MARION JAMES, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to SHATARIA MONIQUE RICHARDSON, AN UNMARRIED WOMAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 82 as shown on the map entitled plan of Primrose Meadows, Sec. 2, of record in Plat Book 4860, Page 105, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Christopher McCarthy James and Julie Marion James, husband and wife, by deed from Newman F. Hawkins, an unmarried man, dated 04/11/2016, of record in Instrument No. 20160413-0035200, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 221 Slayton Dr., Madison, TN 37115.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 24 day of July, 2018.

Christopher McCarthy James

Julie Marion James

STATE OF Mississippi
COUNTY OF Harrison

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Christopher McCarthy James and Julie Marion James, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24 day of July, 2018.

My commission expires: 01-17-2021

Notary Public

STATE OF MISSISSIPPI
NOTARY PUBLIC
ID # 118858
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