SPECIAL WARRANTY DEED

Bill Garrett Davidson County
Batch# 126143 **DEEDWARRSP**
08/07/2018 01:54:00 PM 2 pgs
Fees: $13.00 Taxes: $379.00

20180807-0077680

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS **$102,300.00.**

Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, THIS THE 7th DAY OF AUGUST, 2018

Connie Bembrey

Notary Public

MY COMMISSION EXPIRES: 5-1-2020

(AFFIX SEAL)

CONNIE BEMBREY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Prochaska Quinn & Ferraro, PC
Victoria A. Ferraro
401 Church Street, Suite 2600
Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JEFFREY L. RIPPY **105 GILMAN AVENUE** **NASHVILLE, TN 37205**	Same as Owner	030.00.0.268.00

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ROBERT DANIEL RICHARDSON**, HEREINAFTER CALLED THE GRANTOR(S), HAVE SOLD, AND BY THESE PRESENTS DO QUITCLAIM AND CONVEY ALL OF GRANTOR(S)' RIGHT TITLE AND INTEREST UNTO **RICHARDSON INVESTMENTS, LLC** of Nashville, , HEREINAFTER CALLED THE GRANTEE(S), GRANTEE'S HEIRS AND ASSIGNS, A CERTAIN TRACT(S) OR PARCEL(S) OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT (the "PROPERTY"):

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Harris No. 2 Subdivision, Resubdivision of Lot 2, of Record in Instrument No. 20100302-0015644, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being a part of the same property conveyed to Richardson Investments, LLC of Nashville by Quitclaim deed from Robert Daniel Richardson dated April 11, 2018 and recorded April 11,

2018, as Instrument No. 20180411-0034105, in the Register's Office for Davidson County, Tennessee.

This is ☐ improved x unimproved property, known as **5522 Clarksville Pike, Joelton Tennessee, 38080**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons claiming by and through the GRANTOR(S) or its immediate predecessor(s) in title, but not otherwise. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS my/our hand(s) this 26 day of April, 2018

RICHARDSON INVESTMENTS, LLC of Nashville

BY: _____

TITLE: _____

Print Name: Gregory Richardson

STATE OF TN)
COUNTY OF DAVIDSON)

PERSONALLY APPEARED BEFORE ME; the undersigned, a Notary Public in and for said County and State, the within named Gregory Richardson, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and to be the person (or persons) described in and who executed the foregoing instrument and acknowledged that he/she executed the same as his/her free act and deed.

WITNESS MY HAND AND OFFICIAL seal this 26 day of April, 2018.

[SEAL]

CARROLL M RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: JULY 5, 2021

Notary Public

Print Name: Carroll M Richardson

My Commission Expires: 07/05/21

RETURN TO:
Prochaska Quinn & Ferraro, P.C.
401 Church St., Suite 2600
Nashville, Tennessee 37219