WARRANTY DEED

Bill Garrett Davidson County
Batch# 135566 DEEDWARR
08/31/2018 11:14:35 AM 2 pgs
Fees: $13.00 Taxes: $407.00

20180831-0086622

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00.

Catherine Clearwaters
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of August, 2018.

Alexis M. Cantrell
Notary Public

MY COMMISSION EXPIRES: 09/22/2021
(AFFIX SEAL)

Alexis M. Cantrell State of Tennessee Notary Public Williamson County My Commission Expires September 22, 2021

THIS INSTRUMENT WAS PREPARED BY
Southland Title & Escrow Co., Inc.
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Terracede Properties LLC 1617 Fatherland St. Nashville, TN 37206	New Owner	073-07-0-245.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Areatha R. Richard, an unmarried woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Terracede Properties LLC, a Tennessee limited liability company**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 32B on the Plan of Zone Lot Division, Lots 27 thru 32, Cabin Hill, Section Four of record in Plat Book 6250, Page 731, amending Plat of record in Plat Book 5200, Page 795, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Marjorie D. Trice by quitclaim deed from Resolution Trust Corporation, Conservator for Metropolitan Federal Savings and Loan Association of record in Book 8494, page 771, Register's Office for Davidson County, Tennessee. Marjorie D Trice having since died with title vesting in the name of Areatha R. Richard, her sole heir. See also Affidavit of Heirship of record in Instrument Number 20161104-0117191 of the same Office. See also corrective Affidavit of Heirship of record in Instrument Number 20180831-0086621 of the same Office.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 2432 Robbie Ct, Nashville, TN 37214

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/our hand(s) this the 24th day of August, 2018.

Areatha R. Richard

Areatha R. Richard

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Areatha R. Richard with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 24th of August, 2018.

Jennifer L Stacey

Notary Public

My Commission Expires: 10/3/21

(SEAL)