Karen Y Johnson Davidson County
Batch# 146188 DEEDWARR
09/27/2018 02:59:30 PM 3 pgs
Fees: $18.00 Taxes: $869.50
20180927-0095992

# WARRANTY DEED

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00.

Elpidio Acosta Fernandez
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF SEPTEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 9/25/19
(AFFIX SEAL)

SUMNER COUNTY TENNESSEE NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC VENKATA BRANCH

**THIS INSTRUMENT WAS PREPARED BY**
Laura Perry, Homeland Title, LLC, 1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF18-081066

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Elpidio Acosta Fernandez | New owner at | |
| (NAME) | (NAME) | |
| 3683 Richbriar Court | property address | 147-04-0-146.00 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Thirty-Five Thousand And No/100 Dollars ($235,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, GLORIA R. RICHARD, UNMARRIED, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ELPIDIO ACOSTA FERNANDEZ, UNMARRIED, 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:

Land in Davidson County, Tennessee, being Lot No. 276 on the Plan of Hillbrook, Section 5 of record in Plat Book 3700, Page 73, in the Register's Office, as corrected by instrument of record in Book 4095, Page 171, said Register's Office.

Said Lot No. 276 fronts 102.71 feet on the Westerly side of Richbriar Court, and extends back 153.2 feet on the Northerly line and 179.4 feet on the Southerly line, to a dead line in the rear on which it measures 62.3 feet.

Being the same property conveyed to John C. Richard and wife, Gloria R. Richard by Warranty Deed from William & Lee, Inc., of record in Book 4164, Page 842, Register's Office for Davidson County, Tennessee, dated August 14, 1967 and recorded on August 25, 1967 and corrected by Deed of Correction of record in Book 4195, Page 745.

Being the same property conveyed to Gloria R. Richard by Quitclaim Deed from John Charles Richard of record in Book 5180, Page 559, Register's Office for Davidson County, Tennessee, dated August 05, 1977 and recorded on August 05, 1977.

unimproved ☐
This is improved ☒ property, known as 3683 Richbriar Court, Nashville, TN 37211
(House No.) (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 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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Gloria R. Richard, unmarried this 27 day of Sept, 2018.

Gloria R Richard
Gloria R. Richard

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

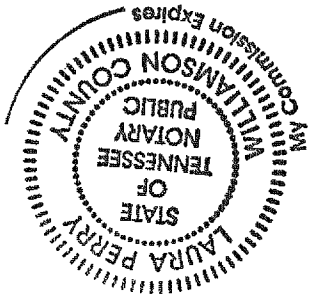
On this the 27th day of September, 2018, before me personally appeared Gloria R. Richard, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 27th day of September, 2018.

Notary Public

My Commission Expires: 10.12.19

(SEAL)



Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019