WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 152016 DEEDWARR
10/17/2018 10:45:08 AM 2 pgs
Fees: $13.00 Taxes: $1,035.63

20181017-0102875

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $279,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF OCTOBER, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOYCE JORDAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires DEC 19 2020

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Timothy Sears	NEW OWNER	09107012200
(NAME)	(NAME)	
5211 Tennessee Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Randy T. Richards, and wife and LaRae W. Richards,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Timothy Sears , an unmarried man,** 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:

Being the easterly 16-2/3 feet of Lot No. 1118 and the westerly 16-2/3 feet of Lot No. 1116, Block 174 of Plan No. 1, West Nashville Subdivision, of record in Plat Book 57, Page 74, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Randy T. Richards and wife, Larae W. Richards by deed dated March 25, 2002 from First Bank National Association, TR U/A dated 12/01/96 (EQCC Home Equity Loan Trust 1996-4) of record in Instrument No. 20020408-0042510, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 5211 Tennessee Avenue, Nashville, TN 37209
(House Number) (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.

Witness my/our hands this 15th day of October, 2018.

Randy T. Richards

LaRae W. Richards

State of Tennessee
County of Davidson

On this 15th day of October, 2018, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Randy T. Richards and LaRae W. Richards, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that they executed the within instrument for the purposes therein contained as their free act and deed.

Witness my hand and official seal this 15th day of October, 2018.

J. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Notary Public J. Dyke Tatum
My Commission Expires: 5/3/2021

File No.: 18-Sears