WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00.

James Eivan Richfield
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF NOVEMBER, 2018.

Deanna L Cooper
Notary Public

MY COMMISSION EXPIRES: 5/13/2020
(AFFIX SEAL)

DEANNA L COOPER NOTARY PUBLIC STATE OF TENNESSEE MARSHALL COUNTY

Karen Y Johnson Davidson County
Batch# 167567 DEEDWARR
11/27/2018 03:25:30 PM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20181127-0115737

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

File No.: HTF18-101363

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
James Eivan Richfield	Gateway Mortgage Group, LLC	
(NAME) 820 Lischey Ave	(NAME) 244 South Gateway Place	082 07 0 120.00
(ADDRESS) Nashville, TN 37207	(ADDRESS) Jenks, OK 74037	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED FIVE THOUSAND AND NO/100 DOLLARS ($305,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, LAURA PERRY AND JON PERRY, WIFE AND HUSBAND, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES EIVAN RICHFIELD, A SINGLE PERSON, 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 an unnumbered Lot shown on the Plan of Humphreys Pierce's Addition to Northeast Nashville, of record in Book 161, Page 20, Register's Office for said County, to which plan reference is hereby made for a more complete description, being the Lot named "Dower" on plan of record in Book 2, Page 94, Chancery Court at Nashville, described as follows:

Beginning in the Westerly margin of Lischey Avenue or North 4th Street Westerly 155 feet to a point on an alley 50 feet Southerly from the Southerly margin of Wilburn Street; thence with said alley Southerly 50 feet to the corner of Dower Lot and the Homestead Lot of the widow of Humphrey Pierce, deceased; thence Easterly with the line between said two lots 155 feet to the Westerly margin of North 4th Street; thence with the Westerly margin of North 4th Street Northerly 51 1/2 feet to the beginning.

Being the same property conveyed to Laura Perry and husband, Jon Perry by Warranty deed from Kathryn Sisk and husband, Donald Sisk of record in Instrument No. 20150507-0041746 Register's Office for

Davidson County, Tennessee, dated 05/01/2015 and recorded on 05/07/2015.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 820 Lischey Ave, Nashville, TN 37207
(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.

Witness my/our hand(s) this the 26th day of November, 2018

Laura Perry

Jon Perry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 26th day of November, 2018, before me personally appeared Laura Perry and Jon Perry, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the26th day of November, 2018.

Notary Public

My Commission Expires: 3/13/22

(SEAL)

PAMELA JO SMITHSON
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

True Copy Certification

I, Jamie Ivey, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Amanda J. Arthur, a notary public for this county and state, Jamie Ivey, 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: 05/23/2022

AMANDA J ARTHUR
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires