Karen Y Johnson Davidson County
Batch# 172048 DEEDWARR
12/10/2018 10:17:09 AM 2 pgs
Fees: $13.00 Taxes: $921.30
20181210-0119916

MELISSIA DUGGER NOTARY PUBLIC STATE OF TENNESSEE MY COMM. EXP. FEBRUARY 28, 2022 MAURY COUNTY (Notary Stamp)	STATE OF TENNESSEE COUNTY OF Maury The actual consideration or value, whichever is greater, for this transfer is **$249,000.00.** Affiant Subscribed and sworn to before me, this 6th day of December, 2018. Notary Public My commission expires: 2/28/22

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
557 Sam Ridley Pkwy, Smyrna, TN 37167

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
James Richardson and Peggy Richardson		072-15-0-303.00
1430 Riverside Dr.	Same	
Nashville, TN 37206		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Andrea Alicia Prince and Anthony Giovanni Agosti, wife and husband

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

James Richardson and Peggy Richardson, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Part of Lot No. 62 on the Plan of Brownsville Plan of record in Plat Book 21, Page 9, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description thereof part of the Southeasterly part of Lot No. 1 on the unrecorded map of the subdivision of Lot Nos. 61 and 62 and part of Lot No. 63 on the said plan of Brownsville Plan, being more particularly description as follows:

Beginning at a point in the Northerly margin of Riverside Drive, 240.5 feet South of the Southerly margin of McKinnie Avenue; thence with the Northerly margin of Riverside Drive, Southwesterly 100.0 feet to a point; thence Westerly 130.0 feet to a point; thence Northeasterly and parallel with the center line of Riverside Drive, 100 feet to a point; thence Easterly 130.0 feet to the point of beginning.

Being the same property conveyed to Teresa Taylor Trustee by Quitclaim Deed from Andrea A. Prince, an unmarried woman, of record in Instrument No. 20150909-0091618, Register's Office for Davidson County, Tennessee, dated September 03, 2015 and recorded on September 09, 2015 and within the same deed the said Teresa Taylor, Trustee conveyed his interest in the subject property to Andrea Alicia Prince and Anthony Giovanni Agosti, wife and husband.

This is improved property known as **1430 Riverside Dr., Nashville, TN 37206.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 6th day of December, 2018.

Andrea Alicia Prince

Anthony Giovanni Agosti

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Andrea Alicia Prince and Anthony Giovanni Agosti, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 6th day of December, 2018.

Lisa K R Wagner
Notary Public
My Commission Expires: Sept. 20, 2020



SolomonParks File No. 18-001363-529