Name and Address of New Owner:
Gregory Richardson and Virgina Richardson
2414 Sterling Road
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 184738 DEEDWARR
01/16/2019 01:49:35 PM 2 pgs
Fees: $13.00 Taxes: $4,921.00
20190116-0004666

Send Tax Bills To:
Gregory Richardson and Virgina Richardson
2414 Sterling Road
Nashville TN 37215

This Instrument Prepared By:
Hyde Park Title & Escrow LLC
330 Robert Rose Drive
Murfreesboro, TN 37129

~~PREPARED BY:~~ RETURN TO
BANKERS TITLE & ESCROW CORP
2310 WEST END AVE.

Map & Parcel No: 117-02-0-092

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Whitney C. Gallimore and Kristen R. Gallimore, both unmarried,** "the Grantors," have this day bargained and sold and by these presents do hereby sell, give, transfer and convey unto **Gregory Richardson and Virgina Richardson, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Property located in Davidson County, Tennessee, being the west part of Lot No. 1 on Block 7 on the map of the Stokes Tract, of record in Book 974, Page 24, Register's Office for Davidson County, Tennessee and described as follows:

Beginning at a point in the South margin of Sterling Road 21 ft. West of the common corner of Lots Nos. 1 and 2, Thence along a line West of and parallel to the common boundary between said lots southerly 200 ft. to the North line of Lot No. 5; Thence with the North line of the same westerly 149 ft. to the easterly margin of Natchez Trace; Thence with the margin of the same northerly 100 ft. to a point, the beginning of a curve; Thence around said curve, having an approximate radius of 100 ft., in a northeasterly direction, a distance of 157.1 ft to a point in the South margin of Sterling Road; Thence with the margin of the same easterly 79 ft. to the point of beginning.

Being the same property conveyed to Whitney C. Gallimore and wife, Kristen R. Gallimore, by Warranty Deed from George Allen Patton, Jr., and wife, Cheryl Patton, dated June 30, 2008, recorded July 8, 2008 of record in Instrument Number 20080708-0069972, Register's Office for Davidson County, Tennessee.

This is improved property known as: 2414 Sterling Road, Nashville, TN 37215

This conveyance is subject to 2019 Davidson County Property taxes, all matters as shown on the plan of record in Plat Book 974, Page 24, and easement of record in Book 7121, Page 173, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantors covenant they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have caused this Warranty Deed to be executed on the 15th day of January, 2019.

_____ (SEAL)
Whitney C. Gallimore

_____ (SEAL)
Kristen R. Gallimore

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 15th day of January, 2019, before me personally appeared Whitney C. Gallimore and Kristen R. Gallimore, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 15th day of January, 2019.

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Signature
My commission expires: 5-30-2021

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,330,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
15th day of January, 2019.

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

_____
Notary Public
My commission expires: 9-6-22
File No. 2019-29