STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $200,000.00

Affiant

Subscribed and sworn to before me, this 14th day of June, 2019.

Notary Public

My commission expires: 7/6/20

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 244536 DEEDWARR
06/17/2019 02:58:13 PM 2 pgs
Fees: $13.00 Taxes: $740.00

20190617-0058162

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Francisco Santiago Garcia	NEW OWNER	**04111008100**
1237 Rugby Drive		
Nashville, TN 37207		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Herman T. Richards, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Francisco Santiago Garcia, a single 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:

Land in Davidson County, Tennessee, being Lot No. 361 on the Map of Bellshire estates, Section "A", as of record in Book 2331, page 115, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Herman T. Richards and wife, Annie Pearl Richards, by Warranty Deed from Wright & Sadler, Inc., a Tennessee corporation, with its principal office and place of business at Nashville, Tennessee, dated November 13, 1958, of record in Book 2813, page 440, Register's Office for Davidson County, Tennessee. Herman T. Richards died on or about July 11, 1994, leaving Annie Pearl Richards the sole surviving tenant by the entirety. Annie Pearl Richards, conveyed her interest in subject property to Herman T. Richards, by Quitclaim Deed, dated February 22, 2013, of record in Instrument No. 20130507-0045783, Register's Office for Davidson County, Tennessee. Rose Ann Richards joins in this conveyance to transfer any and all interest she may have in subject property whether marital or otherwise.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 1237 Rugby Drive, Nashville, TN 37207.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-VRES-19-1237

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 in 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.

Herman T. Richards Date 6-13-19

Rose Ann Richards Date: 6-13-19

STATE OF Pennsylvania

COUNTY OF Mifflin

Personally appeared before me, a Notary Public of said County and State, Herman T. Richards and Rose Ann Richards, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of June, 2019.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Amy Jo Kintzel, Notary Public
Lewistown Boro, Mifflin County
My Commission Expires July 27, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

NOTARY PUBLIC

My Commission Expires: July 27, 2019