NEW OWNER:
DANNY L. RICHARDSON
657 NETHERLANDS DRIVE
HERMITAGE, TN 37076

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 19-0717

Map & Parcel
075110095.00

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 247223 **DEEDWARR**
06/24/2019 09:25:33 AM 3 pgs
Fees: $18.00 Taxes: $845.45

20190624-0060556

PREPARED BY: RETURN T
FIDELITY TITLE & ESCROW CORP

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Twenty-Eight Thousand Five Hundred and 00/100 Dollars ($228,500.00)** cash in hand paid, the receipt of which is hereby acknowledged, **MARY SUSAN PILGREEN, unmarried,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **DANNY L. RICHARDSON and JEAN G. RICHARDSON, husband and wife,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee and being known and designated as all of Lot No. 224 on the Plan of Highlands at Tulip Grove, Section 3, as shown on the plat of the same of record in Plat Book 4675, Page 140, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to MARY SUSAN PILGREEN, an unmarried woman by Warranty Deed from Jennifer L. Peters Hein and husband, Keith Hein, dated February 13, 2006, and of record in Instrument No. 20060215-0018313, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **657 NETHERLANDS DRIVE, HERMITAGE, TN 37076**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 4675, Page 140, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given on or before June 24, 2019 at 5:00 P.M.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 21st day of June, 2019.

Mary Susan Pilgreen

MARY SUSAN PILGREEN

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **MARY SUSAN PILGREEN**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 21st day of June, 2019.

JoAnn Aulds

NOTARY PUBLIC

My commission expires: 3/8/23

JO ANN AULDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is **$228,500.00.**

AFFIANT

Sworn to and subscribed to before me this 21st day of June, 2019.

NOTARY PUBLIC

My commission expires: 3/8/23

JO ANN AULDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY