Karen Johnson Davidson County
Batch# 249826 DEEDWARR
06/27/2019 04:06:30 PM 4 pgs
Fees: $23.00 Taxes: $1,942.50
20190627-0062781

34873

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34873-06-2019**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $525,000.00. Affiant Subscribed and sworn to before me this 26th day of June, 2019. Notary Public My Commission Expires:

STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 7, 2019

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information**
Luke Richesson Anita Richesson 1016 Caldwell Lane Nashville, TN 37204	Luke Richesson Anita Richesson 1016 Caldwell Lane Nashville, TN 37204	Map and Parcel No.: 118 13 0 063 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joseph R. Nacarato, Jr.** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Luke Richesson and Anita Richesson, husband and wife** ("Grantee"), their heirs and assigns, all that tract or parcel of land in TN Counties County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1016 Caldwell Lane, Nashville, TN 37204.

This property is not now nor has it ever been the marital residence of Grantor.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 26th day of June, 2019.

Joseph R. Nacarato, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joseph R. Nacarato, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of June, 2019.

Notary Public

My Commission Expires:

ASHLEY H. OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-7-2023

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 81 on the Plan of Resubdivision of Lot Numbers 67 thru 72, 80 and 81 of Oriental Golf Club Subdivision, Section One, as shown on Plat of record in Plat Book 5800, page 293, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Joseph R. Nacarato, Jr., a single person by deed dated March 28, 2013 from Bethany Alison Webster, a single person of record in Instrument No. 20130403-0032805, Register's Office for Davidson County, Tennessee.

Together with a Joint Driveway Easement Agreement as more fully described in Instrument of record in Book 6973, page 284, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2019, which have been prorated and assumed by Grantee. Map and Parcel No. 118 13 0 063 00.
2. All matters appearing on the Plan of record as Book 5800, page 293, Register's Office for TN Counties County, Tennessee.
3. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 3946, page 929, Register's Office for Davidson County, Tennessee.
4. Joint Driveway Easement Agreement of record in Book 6973, page 284, Register's Office for TN Counties County, Tennessee.

True Copy Certification

I, GEORGE E. MUDTER JR., 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L THOMAS, a notary public for this county and state, GEORGE E. MUDTER JR., 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: October 7, 2019
Notary Seal:

