STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $540,000.00.

Albert B Intilli

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of September, 2019.

Notary Public
MY COMMISSION EXPIRES: 3/20/21
File No. 19-6448

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Karen Johnson Davidson County
Batch# 287331 DEEDWARR
09/18/2019 08:49:13 AM 2 pgs
Fees: $13.00 Taxes: $1,998.00

20190918-0094476

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Albert B. Intilli (NAME)	New Owner (NAME)	63-4-A-35 CO
1727 Hartford Lane (STREET ADDRESS)	" (STREET ADDRESS)	
Mt. Juliet, TN 37122 (CITY) (STATE) (ZIP)	" (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Michael H. Richardson and Lana R. Richardson, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Albert B. Intilli, married**, 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:

Being Lot No. 119 on the Plan of Phase Three, Cleveland Hall Subdivision, as shown on Plat of record as Instrument Number 20060106-0002332, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Michael H. Richardson and wife, Lana R. Richardson, as joint tenants with the right of survivorship by Quitclaim Deed dated January 23, 2009 from Andrew J. Lineberry, an unmarried man, recorded January 27, 2009, in Instrument Number 20090127-0006852, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to the Restrictive Covenant, Condition, or Restrictions in Instrument Number 20050307-0024504, Instrument Number 20051202-0144894, Instrument Number 20071220-0146113, Instrument Number 20060113-0005680, Instrument Number 20081014-0103112, Instrument Number 20080208-0013290, Instrument Number 20120912-0082762, recorded in the Register's Office of Davidson County Register of Deeds.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument Number 20060106-0002332, Register's Office for Davidson County, Tennessee.

3. Subject to Charter of HOA in Book 11725, Page 70, Register's Office for Davidson County, Tennessee.

4. Subject to Common Area to HOA in Instrument Number 20130816-0086466, Register's Office for Davidson County, Tennessee.

5. Subject to Deed of Conveyance to Metro Gov't for Water/Sewer Distribution System in Book 8006, Page 677, Register's Office for Davidson County, Tennessee.

6. Subject to Easement to Bellsouth Telecommunications in Book 11720, Page 325, Register's Office for Davidson County, Tennessee.

7. Subject to Drainage and Construction Easement in Book 7844, Page 268, Register's Office for Davidson County, Tennessee.

8. Subject to Easement to Cumberland Utility District in Book 7994, Page 173, Register's Office for Davidson County, Tennessee.

9. Subject to Access Easement for public utilities in Book 7844, Page 249, Register's Office for Davidson County, Tennessee.

10. Subject to Easement for public utilities drainage and detention in Book 7844, Page 262, Register's Office for Davidson County, Tennessee.

11. Subject to Public Utility and Drainage Easement in Book 7844, Page 272, Register's Office for Davidson County, Tennessee.

12. Subject to Easement for Highways in Book 8068, Page 524, Register's Office for Davidson County, Tennessee.

13. Subject to Storm Water Detention Agreement in Instrument Number 20041115-0136615, Register's Office for Davidson County, Tennessee.

The 2018 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1553 Stokley Lane, Old Hickory, TN 37138.

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

Witness my/our hand(s) this 13th day of September, 2019.

Michael H. Richardson

Lana R. Richardson

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 13th day of September, 2019, before me personally appeared Michael H. Richardson and Lana R. Richardson, 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's (or persons') free act and deed.

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

Notary Signature
My commission expires: 6/28/22

PRESTON D MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066