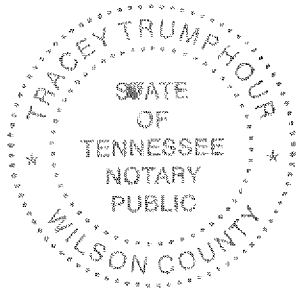
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $414,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF SEPTEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 5.17.21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kristin Richesin	Kristin Richesin	110030A02900CO
(NAME)	(NAME)	
2613 Lakeside Meadows Drive	2613 Lakeside Meadows Drive	
(ADDRESS)	(ADDRESS)	
Mount Juliet, TN 37122	Mount Juliet, TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 290168 DEEDWARR
09/24/2019 10:10:30 AM 3 pgs
Fees: $18.00 Taxes: $1,757.13
20190924-0096883

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Jenni N. Kremer, an unmarried woman,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Kristin Richesin and Shawn Richesin, wife and husband**, hereinafter called the GRANTEE(S), his/her/their 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. 29, on the Plan of Final Plat, Phase I, Lakeside Meadows, of record in Instrument 20080331-0031829, Register's Office for Davidson County, Tennessee to which Plat reference is hereby made for a more complete description.

Being the same property conveyed to Jenni N. Kremer, an unmarried woman and Heather L. Smith, an unmarried woman by Warranty Deed from Sarah Wright, unmarried, dated 06/30/2014 and recorded on 07/02/2014, of record in Instrument 201407020058344; and being the same property conveyed to Jenni N. Kremer and Heather L. Smith, as tenants in common with rights of survivorship, by Quitclaim Deed from Tracey Trumphour, as Trustee for Jenni N. Kremer and Heather L. Smith, dated 10/08/2015 and recorded on 10/13/2015, of record in Instrument 201510130103953; and further being the same property conveyed to Jenni N. Kremer, an unmarried woman by Quitclaim Deed from Jenni N. Kremer and Heather. L. Smith, as tenants in common with rights of survivorship, dated 01/10/2018 and recorded on 01/16/2018, of record in Instrument 201801160004515, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for 2019 and subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Plat Instrument 200803310031829, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions recorded in Instrument 200807310078498 and Amendment recorded as Instrument 201109270074551, Register's Office for Davidson County, Tennessee; Dedication of Maintenance Agreement for Sewage Pumps, Service Lines, Ingres/Egress and Appurtenances of record in Instrument 200805070047145, Register's Office for Davidson County, Tennessee; Stormwater Detention Agreement recorded as Instrument 200701120005324, Register's Office for Davidson County, Tennessee; Quitclaim Deed conveyed to Lakeside Meadows Homeowner's Association of record in

Instrument 201611030116570, Instrument 201611030116571 and Instrument 201611030116572, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 2613 Lakeside Meadows Drive, Mount Juliet, TN 37122

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 23rd day of September, 2019.

Jenni N. Kremer

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jenni N. Kremer, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 23rd day of September, 2019.

Notary Public:
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

TRUE COPY CERTIFICATON

I, Jill Simmons, 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.

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jill Simmons the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained

Notary Public

My Commission Expires: 9·16·2020

