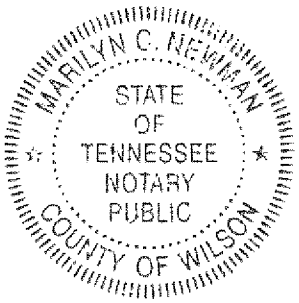
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00

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
Brian Douglas Alison M Speaks	Brian Douglas Alison M Speaks	087 02 0 011.00
(NAME) 4240 New Hope Road	(NAME) 4240 New Hope Road	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 **Shawn Richesin and Kristin Richesin, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Brian Douglas and Alison M Speaks, husband and wife, as tenants in common**, 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. 17, on the Plan of New Hope Meadows-Phase I, First Revision, of record in Plat Book 6900, Page 653, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Shawn Richesin, unmarried man by Warranty Deed from Ricky Eugene Bunch, unmarried, dated 05/30/2017 and Recorded 06/01/2017, of record in Instrument 201706010054713, Register's Office for Davidson County, Tennessee.

Subject To (1) all matters shown on the plat of record in Plat Book 6900, Page 653, (2) Covenants, Conditions, Easements and Restrictions of record in Book 7557, Page 377, Amendment to Declaration of record in Book 7567, Page 103, First Restated Declaration of record in Instrument No. 200301060001976, First Restated Bylaws of record in Instrument No. 200301060001977, Supplemental Declaration of record in Book 7934, Page 796, (3) Easement of record in Book 7079, Page 196 and re-recorded in Book 7083, Page 435, Amendment to Easement of record in Book 7607, Page 135, (4) Easement including terms and conditions thereof as recorded in Book 402, Page 418, (5) Easement including terms and conditions thereof as recorded in Book 7158, Page 685, (6) Charter of the Homeowners Association of record in Book 7525, Page 935, (7) Bylaws of New Hope Meadows Homeowners Association of record in Book 7557, Page 356 and rerecorded in Book 7567, Page 106, in the Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 290711 DEEDWARR
09/25/2019 08:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20190925-0097200

201909250097200

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 ☒ 4240 New Hope Road, Hermitage, TN 37076

(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.

Shawn Richesin

Kristin Richesin

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 Shawn Richesin and Kristin Richesin, 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

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

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

CERTIFICATE OF AUTHENTICITY

I, Jessica Sparnell 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.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Jessica Sparnell, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 4-13-22

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
(SEAL)