WARRANTY DEED

Karen Johnson Davidson County
Batch# 317029 DEEDWARR
11/18/2019 02:18:37 PM 2 pgs
Fees: $13.00 Taxes: $2,830.50

20191118-0118771

W-BR-19-825B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $765,000.00.

Affiant

DANA DE WORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF NOVEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 07/06/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Donald Kramer Allen and Savannah Beasley Allen	**Cardinal Financial Company, Limited Partnership DBA Sebonic Financial**	
(NAME)	(NAME)	**118-06-0J-002.00-CO**
825 B Clayton Avenue	**PO Box 961292**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	**Fort Worth, TX 76161-0292**	
(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 consideration, the receipt of which is hereby acknowledged, **MICHAEL SCOTT RICHARDSON, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DONALD KRAMER ALLEN AND SAVANNAH BEASLEY ALLEN, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. B of Clayton Drive Townhomes, as established by Declaration of Covenants, Conditions and Restrictions for Clayton Drive Townhomes, of record in Instrument No. 20131108-0116123, as amended in Instrument No. 20140102-0000267 and Instrument No. 20140124-0006890, in the Register's Office for Davidson County, Tennessee, which reference to Plat attached as Exhibit C to said Declaration is hereby made for a more accurate location and description of said Unit, together with an undivided percentage interest in the Common Area(s) as set forth in said Declaration, as amended.

Being the same property conveyed to Michael Scott Richardson, unmarried by Warranty Deed from MK2 Properties, GP, a Tennessee general partnership of record in Instrument No. 20140805-0070418 Register's Office for Davidson County, Tennessee, dated July 29, 2014 and recorded on August 05, 2014.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- All matters shown on the Plan of record in Plat Book 843, Pages 96 and 97, Register's Office for Davidson County, Tennessee.
- All matters shown on the Plat attached as Exhibit C to the Declaration of Covenants of record in Instrument No. 20131108-0116123, Register's Office of Davidson County, Tennessee.
- Covenants, Conditions, Restrictions and By-Laws of record in Instrument No. 20131108-0116123, as amended in Instrument No. 20140102-0000267 and Instrument No. 20140124-0006890, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **825 B Clayton Avenue, Nashville, Tennessee 37204**.

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), their heirs and 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), their heirs and 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.

Witness my/our hand(s) this the 15th DAY OF NOVEMBER, 2019.

Michael Scott Richardson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL SCOTT RICHARDSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of November, 2019.

Notary Public
My Commission Expires:
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212