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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**2002 Richard Jones Rd, Ste 203A**<br>**Nashville, TN 37215**<br><br>**CRT File No. 191224058**<br><br>Karen Johnson Davidson County<br>Batch# 350274 **DEEDWARR**<br>01/29/2020 02:25:54 PM 2 pgs<br>Fees: $13.00 Taxes: $6,290.00<br>20200129-0010692 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $1,700,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 28th day of January, 2020.<br><br>Notary Public<br>My Commission Expires: DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09-25-2022 |

## WARRANTY DEED

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| Address New Owner:<br>Matthew B. Jacques and Anna Mayo Jacques<br>137 Brookfield Avenue<br>Nashville TN 37205 | Send Tax Bills To:<br>Truxton Trust Company<br>4525 Harding Rd Ste 300<br>Nashville TN 37205 | Tax Information:<br>Tax Parcel ID No.<br>13009001900 |

**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, **Ronald C. Richards and Amy P. Richards, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Matthew B. Jacques and Anna Mayo Jacques, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 17 of Block "C", on the 2nd Revised Plan of Highlands of Belle Meade, No. 2, as of record in Plat Book 1130, Page 62, Register's Office for said County, to which plan reference is hereby made and the same incorporated herein for a complete description of said lot.

Being the same property conveyed to Ronald C. Richards, Jr. and wife, Amy P. Richards by Warranty Deed from Guy M. Cassidy and wife, Elodie S. Cassidy, recorded on the 16th day of August, 2011 in Instrument No. 20110816-0063121, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of 2ND REVISED PLAN OF HIGHLANDS OF BELLE MEADE, NO. 2, as recorded in Plat Book 1130, Page(s) 62, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 137 Brookfield Avenue Nashville TN 37205

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 28th day of January, 2020.

Ronald C. Richards

Amy P. Richards

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ronald C. Richards and Amy P. Richards, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of January, 2020.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022