Name and Address of New Owner:
Cookeville Commons, L.P
1417 14th Avenue
Nashville, TN 37208

Send Tax Bills To:
Cookeville Commons, L.P
Same

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 105-05-0N-002.00-CO

Karen Johnson Davidson County
Batch# 366141 DEEDWARR
03/02/2020 02:45:30 PM 4 pgs
Fees: $23.00 Taxes: $2,238.50
20200302-0023290

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jeffrey Todd Richardson and Kristen Jo Anderson Richardson, married,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Cookeville Commons, L.P,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:
Land in Davidson County, Tennessee, being Unit B as shown on Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions for 1415 14th Avenue 8., Townhomes, a Horizontal Property Regime with Private Elements pursuant to Tennessee Code Annotated Section 66-27-103(b) of record in Instrument Number 20140909-0082636, Register's Office for Davidson County Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the units, property, co-owners, and tenants of 1415 14th Avenue South Townhomes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed at Exhibit "C" to said Declaration appearing in instrument No. 20140909-0082636, and By-Laws appended thereto as Exhibit ""B, said Register's Office of Davidson County Tennessee,are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Jeffrey Todd Richardson and Kristen Richardson, husband and wife by Warranty Deed from Aspen Construction, LLC, A Tennessee

Limited Liability Company, recorded on May 15, 2015, in record Instrument No. 20150515-0044873, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 1417 14th Avenue S, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 28th day of February, 2020.

(SEAL)
Jeffrey Todd Richardson

(SEAL)
Kristen Jo Anderson Richardson by Jeffrey Todd Richardson, Attorney-In-Fact

by Jeffrey Todd Richardson, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of February, 2020, before me personally appeared ~~Jeffrey Todd Richardson and~~ Jeffrey Todd 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.

DELLANA LOWHORN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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

Notary Signature
My commission expires: 3-8-2021

DELLANA LOWHORN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $605,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
28th day of February, 2020.

DELLANA LOWHORN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My commission expires: 3-8-2021
File No. 2020-1008

True Copy Certification

I, John A Bell Sr., 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 TN

County of Davidson

Personally appeared before me Dellana Lowhorn a notary public for this county and state, John A Bell Sr. who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

DELLANA LOWHORN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3-8-2021
Notary' Seal (if on paper)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Jeffrey Todd Richardson with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged her/himself to be the Power of Attorney for Kristin Jo Anderson Richards the within named bargainor, and she/he as such Power of Attorney being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of Kristin Jo Anderson by himself as Power of Attorney.

Witness my hand and official seal at Nashville, Tennessee, this 28 day of February, 2020.

My Commission Expires:
3-8-2021

DIANNA LOWTHORN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC

True Copy Certification

I, John A Bell Jr. 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 TN

County of Davidson

Personally appeared before me, Dianna Lowthorn a notary public for this county and state, John A Bell Jr. who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

DIANNA LOWTHORN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3-8-2021
Notary' Seal (if on paper)