2463

Karen Johnson Davidson County
Batch# 400346 DEEDWARR
05/14/2020 03:37:30 PM 3 pgs
Fees: $18.00 Taxes: $1,272.80
20200514-0050342

Prepared by:
Amy Cross Nance
Attorney at Law
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Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $344,000.00

Affiant

Subscribed and sworn to before me this 8th day of May, 2020.

Notary Public
My commission expires: _____

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 07, 2023

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Trey H. Richardson and Kathryn J. Richardson	Truist Bank	141-05-0A-559.00-C
1581 Brockton Lane	PO Box 79041	
Nashville, TN 37221	Baltimore, MD 21279-0041	

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Lindsay Attaway Fountaine f/k/a Lindsay P. Attaway and James T. Fountaine, wife and husband** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Trey H. Richardson and Kathryn J. Richardson, husband and wife,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 559, on the Final Plat. Avondale, Phase 3, Section 1, of record in Instrument No. 20140728-0066971, in the Register's Office for Davidson County, Tennessee. reference to which is hereby made for a more complete description.

Being the same property to Lindsay P. Attaway nka as Lindsay Attaway Fountaine by deed from Dalamar Homes, LLC of record in Instrument No.20170601-0054484 Register's Office for Davidson County, Tennessee.

Paula Cirulli executes this instrument as Attorney in Fact on behalf of Lindsay Attaway Fountaine and James T. Fountaine, pursuant to the Power of Attorney's recorded in Instrument No. 202005140050340 and 202005140050341, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. All matters appearing on the plan of Avondale of record in Instrument No. 20140728-0066971 Register's Office for Davidson County, Tennessee.

2. Charter of record in Instrument No. 20081203-0117350 Register's Office for Davidson County, Tennessee.

3. Subject to the Covenant, Condition, or Restriction, recorded as Instrument #20081203-0117452 as amended in Instrument No. 20090331-0028791 and Instrument No. 20101223-0102254 Register's Office for Davidson County, Tennessee.

4. Agreement for dedication of Easement for Water Line of record in Book 5738 Page 819 Register's Office for Davidson County, Tennessee.

5. Agreement for dedication of Sewer Line of record in Book 7601 Page 400 Register's Office for Davidson County, Tennessee.

6. Storm Water Detention Agreement of record in Instrument No. 20070423-0047722 Register's Office for Davidson County, Tennessee.

7. Agreement for dedication of Public Utility Easement of record in Instrument No. 20080701-0067906 Register's Office for Davidson County, Tennessee.

8. Inspection and Maintenance Agreement for private Storm Water Management Facilities of record in Instrument No. 20141202-0110280 Register's Office for Davidson County, Tennessee.

This property is improved property known as 1581 Brockton Lane, Nashville, TN 37221

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 8th day of May, 2020.

Lindsay Attaway Fountaine by Paula Cirulli her attorney in fact
Lindsay Attaway Fountaine by Paula Cirulli, her Attorney-In-Fact

James T. Fountaine by Paula Cirulli his attorney in fact
James T. Fountaine, by Paula Cirulli, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 8th day of May, 2020, before me personally appeared Paula Cirulli to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Lindsay Attaway Fountaine and James T. Fountaine acknowledged that such person executed the same as the free act and deed of Lindsay Attaway Fountaine and James T. Fountaine.

Notary Public

My Commission expires 12-18-2023

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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 Davidson)

Personally appeared before me, Anthony N. Greco, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

(Affix Seal)

Notary Signature

My Commission Expires: September 7, 2020

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