WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $406,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF MAY, 2020.

Notary Public

MY COMMISSION EXPIRES: 1/8/24 (AFFIX SEA

BRIANA GAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-08-2024

A-VRES-20-1506

Karen Johnson Davidson County
Batch# 409576 DEEDWARR
06/03/2020 08:20:07 AM 2 pgs
Fees: $13.00 Taxes: $1,502.20

20200603-0056752

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)
Christopher Davis	**Atlantic Union Bank**	
(NAME) **1506 E Stewarts Lane**	(NAME) **1800 Robert Fulton Drive, Suite 350**	**080-03-0-053.00**
(ADDRESS) **Nashville, TN 37218**	(ADDRESS) **Reston, VA 20191**	
(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, **GUS RICHARDS, JR., SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHRISTOPHER DAVIS, SINGLE,** 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 Lot No. 1 on the Plan of Final Plat, 1508 E. Stewarts Lane Subdivision of record in Plat at Instrument No. 20191118-0118717, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Gus Richards, Jr. and wife, Rebecca Richards by Warranty deed from Ruby M. Wilkes, a widow of record in Book 4176, page 424, Register's Office for Davidson County, Tennessee, dated September 16, 1967 and recorded on September 29,1967. See also Decrees recorded in Book 5419, Page 270 and Book 5623, Page 701, of the same Office.

The said Rebecca Richards having since died leaving Gus Richards, Jr. as surviving tenant by the entirety.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record as Instrument Number 20191118-0118717, Register's Office of Davidson County, Tennessee.
- TVA Easement of record in Book 787, Page 9, in the Register's Office for Davidson County, Tennessee.
- Right of way Easement to Tennessee Natural Gas Lines, Inc. of record in Book 5917, Page 43, in the Register's Office for Davidson County, Tennessee.
- Application for Greenbelt Assessment Agricultural of record in Instrument Number 20060215-0018351, in the Register's Office for Davidson County, Tennessee.
- Taxes for 2020 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1506 E Stewarts Lane, Nashville, Tennessee 37218**.

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 29th DAY OF MAY, 2020.

Gus Richards, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GUS RICHARDS, JR., 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 29th of May, 2020.

Notary Public:
My Commission Expires:
(SEAL)

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

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