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**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**10 Burton Hills Blvd, Ste 130**
**Nashville, TN 37215**

**CRT File No. 200628191**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $360,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of August, 2020.

Notary Public Theresa L. Smith

My Commission Expires: 9/6/2022

Karen Johnson Davidson County
Batch# 452708 DEEDWARR
08/10/2020 08:27:55 AM 2 pgs
Fees: $13.00 Taxes: $1,332.00

20200810-0088467

THERESA L. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Poonam Bery<br>117 Vaughans Gap Road<br>Nashville, TN 37205 | Highlands Residential Mtg.<br>12001 N. Central Expressway<br>Suite 750<br>Dallas, TX 75243 | Tax Parcel ID No.<br>176-00-0-032.00 |

**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, **Gloria S. Riches, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Poonam Bery, a married woman,** ("Grantee"), his 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(s) 2 , as shown on the map entitled Section One, a Subdivision of Part of the W. E. Sanders Property, of record in Plat Book 4595, page 108, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to SAMUEL R. RICHES AND WIFE, GLORIA S. RICHES, by deed from SHARON R. ROBINSON, of record in Book 4949, page 797 and re-recorded in Book 7591, page 304 , dated September 23, 1974 , said Register's Office.

SAMUEL R. RICHES died on or about December 27, 2016, leaving GLORIA S. RICHES as the surviving tenant by the entirety.

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.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 176-00-0-032.00.

Matters shown on the Plan of record in Plat Book 4595, page 108, said Register's Office.

This is improved property located at 4258 Maxwell Road Antioch TN 37013

**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 30th day of July, 2020.

Gloria S. Riches

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gloria S. Riches, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of July, 2020.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 08, 2022