BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 469074 DEEDWARR
09/03/2020 09:38:02 AM 2 pgs
Fees: $13.00 Taxes: $518.00

20200903-0100283

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31st DAY OF August, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KATHY SNIDER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires May 7, 2022

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL
Ronald C. Richards, Jr. and Amy Payne Richards	SAME	
(NAME)	(NAME)	
5409 Stanford Drive		131-13-0-048.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **WILLIAM PENZ, MARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RONALD C. RICHARDS, JR. AND AMY PAYNE RICHARDS, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in the County of Davidson, State of Tennessee, being Lot 2 as set forth on that certain Final Plat, 5411 & 5415 Stanford Drive Subdivision, prepared by Christopher Lyle Goetz, TN RLS #2660, of Dale & Associates, dated October 16, 2017, and recorded as Instrument No. 20180703-0064562, Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete description thereof.

Being a portion of the same property conveyed to William Penz, married by Warranty Deed from Robert Hayes and Beverly A. Feagin, husband and wife of record in Instrument No. 20150710-0067334 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William Penz, an individual by Quitclaim Deed from Christopher Butterworth and Charles R. Hargett, tenants in common, of record in Instrument No. 20180809-0078458, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved X
This is improved property, known as 5411 Stanford Drive, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this _____ day of Aug. 28, 2020

WILLIAM PENZ

STATE OF Texas
COUNTY OF Collin

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William Penz, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28 day of August, 2020.

Commission expires:

MIGUEL BAUTISTA
Notary Public, State of Texas
Comm. Expires 07-25-2024
Notary ID 129065688

Notary Public