BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 486818 **DEEDWARR**
09/30/2020 02:46:32 PM 2 pgs
Fees: $13.00 Taxes: $3,940.50

20200930-0112881

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,065,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30th DAY OF September, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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 NUMBERS
Richard B. French	SAME	
(NAME)	(NAME)	
3713 West End Avenue		116-08-0G-184.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, WE, **KIM J. FLETCHER AND RICHARD D. FLETCHER, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RICHARD B. FRENCH, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A 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. 184 on the Plat of Sugartree Phase 3 (Revised), of record in Plat Book 5050, Pages 67 through 71, amended in Book 5169, Page 426, Book 5191, Page 412, Book 5222, Page 468, Book 5238, Page 93, Book 5585, Page 972, Book 5772, Page 506 and in Book 6385, Page 370, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Kim J. Fletcher and Richard D. Fletcher, wife and husband by Warranty Deed dated October 02, 2017 from Joel M. Bryan and Mary Morgan Bryan, husband and wife, of record in Instrument No. 20171006-0102726, 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 _
This is improved x property, known as 184 Moultrie Park, Nashville, Tennessee 37205
(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 28th day of September, 2020

KIM J. FLETCHER

RICHARD D. FLETCHER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal this 29th day of September, 2020.

Commission expires:

7/9/24

TIMOTHY KING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public