Karen Johnson Davidson County
Batch# 723755 DEEDWARR
09/24/2021 02:54:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20210924-0128809

WARRANTY DEED

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$400,000.00.**

Affiant

Subscribed and sworn to before me, this the 22nd day of September, 2021.

Notary Public

My commission expires: 9-6-22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Louis Herbert Richardson III	New Owner	**074-08-0-192.00**
210 Bonnacliff Court		
Hermitage, TN 37076		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

J & L Investments, a Tennessee sole proprietorship and John T. Gregath d/b/a J & L Investments, a Tennessee sole proprietorship

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Louis Herbert Richardson III, unmarried man

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 in Davidson County, Tennessee, being Lot No. 860 on the Plan of Section Eight, Hermitage Hills, of record in Plat Book 3600, Page 24, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to J & L Investments by Warranty Deed dated March 15, 2021, from Bert B. Devasure, single of record in Instrument No. 20210317-0035252, said Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of John T. Gregath d/b/a J & L Investments, a Tennessee sole proprietorship pursuant to a Specific Power of Attorney executed by him on the 20th day September, 2021, of record in Instrument No. _202109240128808_____, said Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) **The Plan of record in Plat Book 3600, Page 24, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2) **Restrictive Covenants contained in instrument of record in Book 3643, Page 243, amended in Book 3404, Page 165, said Register's Office. NOTE: Said Restrictions are not applicable to portions thereof that have already expired.**

3) **Taxes for the current year which have been prorated between the parties and were paid by the Grantor herein and the subsequent years, not yet due and payable.**

This is improved property known as 210 Bonnacliff Court, Hermitage, TN 37076.

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 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/our hand(s) this 22nd day of September, 2021.

J & L Investments, a Tennessee sole proprietorship

BY: _____
John T. Cook, as Attorney-in-Fact for John T. Gregath

_____
John T. Gregath d/b/a J & L Investments, a Tennessee sole proprietorship By John T. Cook, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **John T. Cook,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for **John T. Gregath, sole proprietor of J & L Investments, a Tennessee sole proprietorship,** and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **John T. Gregath, sole proprietor of J & L Investments, a Tennessee sole proprietorship,** for the purpose therein contained, by signing the name of **John T. Gregath, sole proprietor of J & L Investments, a Tennessee sole proprietorship,** by himself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **22nd** day of **September, 2021.**

_____
Notary Public

My Commission Expires: 8/6/2023

SHERRI D. HOLLARS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **John T. Cook,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for **John T. Gregath d/b/a J & L Investments, a Tennessee sole proprietorship,** and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **John T. Gregath d/b/a J & L Investments, a Tennessee sole proprietorship,** for the purpose therein contained, by signing the name of **John T. Gregath d/b/a J & L Investments, a Tennessee sole proprietorship, by himself** as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **22nd** day of **September, 2021.**

_____
Notary Public

My Commission Expires: 8/6/2023

SHERRI D. HOLLARS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Tennessee Certification of Electronic Document

I, Benjamin Seamon, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a certified true and exact copy of the original document executed and authenticated according to law on 9/22/21.

Affiant Signature

9/23/21

Date

State of Williamson

County of Tennessee

Sworn to and subscribed before me this 23 day of September, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY