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

CRT File No. 220942388

Karen Johnson Davidson County
Batch# 956963 DEEDWARR
01/03/2023 08:25:24 AM 2 pgs
Fees: $13.00 Taxes: $6,937.50
20230103-0000023

WILLIAM ALTUS PRYOR
STATE OF TENNESSEE NOTARY PUBLIC
HOUSTON COUNTY
Commission Expires 07-22-2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,875,000.00

Affiant

Subscribed and sworn to before me, this 22nd day of December, 2022.

William Altus Pryor
Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Benjamin Richards and Rebecah Richards 814 Old Hickory Boulevard Brentwood TN 37027	New Owner	Tax Parcel ID No. 160-00-0-007.00

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, **Mark C. Ingram, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Benjamin Richards and Rebecah Richards, husband and wife**, ("Grantees"), their 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 Nos. 4 and 9, the east parts of Lots Nos. 5 and 8, and the westerly parts of Lots Nos. 3, 10, 11 and 12, part of a 15-foot alley and part of Hooper Street (both said street and alley now being closed) and also part of a 30.87 acre tract on the Plan of Poser Heights, of record in Book 332, page 146, Register's Office for said County, and described as follows:

Beginning at a point in the northerly margin of Old Hickory Boulevard 45 feet east of the common corner of Lots Nos. 3 and 4, being the southwest corner of the land conveyed to Blanche Wells by deed from S. P. DeVault and wife, of record in Book 1115, page 52, said Register's Office; thence with the westerly line of the Wells' property, north 2121.7 feet to a point in the southerly line of the Sudekum Lands; thence with the line of the same north 87-1/2Â° west 210 feet to the northeast corner of the property conveyed to Pose Long Gilmore, by deed from S. P. DeVault and wife, of record in Book 1077, page 273, said Register's Office; thence with Gilmore's easterly line south 1Â° west 2121.7 feet to the north margin of Old Hickory Boulevard at Gilmore's southeast corner, being 210 feet east of the southeast corner of the Hills Lands; thence with the margin of said Boulevard, south 87-1/2Â° east 210 feet to the point of beginning.

Being the same property conveyed to MARK C. INGRAM AND WIFE, DONNA J. INGRAM, by deed from JOHN C. HAILEY AND WIFE, PEGGY T. HAILEY, of record in Book 5340, page 455 , dated September 18, 1978 , said Register's Office.

DONNA J. INGRAM conveyed her interest to MARK C. INGRAM, by quitclaim deed of record in Book 5988, page 462, dated November 10, 1982, said Register's Office.

Barbara Ingram joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

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 2022 and subsequent years for Map-Par. 160-00-0-007.00.

Matters shown on the Plan of record in Plat Book 332, page 146, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7589, page 157 and in Book 8358, page 97, said Register's Office.

This is improved property located at 814 Old Hickory Boulevard Brentwood TN 37027

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 22nd day of December, 2022.

Mark C. Ingram by Barbara Ingram, his Attorney-in-Fact

Barbara Ingram

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Barbara Ingram, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Mark C. Ingram and that she is authorized by Mark C. Ingram to execute this instrument on his behalf.

Witness my hand, at office, this 22nd day of December, 2022.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026