Davidson County DEEDWARR
Recvd: 06/08/04 12:17 2pgs
Fees:13.00 Taxes:795.50

20040608-0067700

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of May, 2004.

Notary Public

MY COMMISSION EXPIRES: October 12, 2005.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Kelly Cockerham Reilly	Franklin American Mortgage Company	155-8-C
6860 Collinswood Drive	501 Corporate Centre Drive #400	GROUP
Nashville, Tennesssee 37221	Franklin, Tennessee 37067	PARCEL 205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of *********Two Hundred Fifteen Thousand Dollars and Zero Cents ($215,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Darrin P. Fenior and wife, Kimberly T. Fenior, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Kelly Cockerham Reilly, wife, and Richard Joseph Reilly, husband, 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.

BEING Lot No. 205 on the Plan of Poplar Creek, Phase II, as of record in Book 6900, page 339-347, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

BEING the same property conveyed to Darrin P. Fenior by deed from William C. Demetree and Lee Chira of record in Book 9281, page 238, Register's Office for Davidson County, Tennessee, and further conveyed by Quitclaim Deed from Darrin P. Fenior to Darrin P. Fenior and wife, Kimberly T. Fenior, of record as Instrument No. 20010226-0017351 in said Register's Office.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property and all matters shown on the plan of record.

unimproved ☐

This is improved ☒ property, known as 6860 Collinswood Drive, Nashville, TN 37221

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 our hands this 28th day of May, 2004.

Darrin P. Fenior

Kimberly T. Fenior

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Darrin P. Fenior and Kimberly T. Fenior, the bargainors, 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 at Nashville, Tennessee this 28th day of May, 2004.

Commission expires: October 12, 2005

Mitchell A. Watts Notary Public

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
Sumner County, Tennessee