WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/08/06 11:22 2 pgs
Fees:13.00 Taxes:587.93

20060608-0068111

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $158,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF JUNE 2006.

Notary Public

MY COMMISSION EXPIRES: 1-24-08

(AFFIX SEAL)

SHAWNA POWELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Riney Title & Escrow, LLC, 7003 Chadwick Drive, Ste. 227, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shaneka L. Halls	GMAC Mortgage Corp.	162-12B-69.00CO
(NAME) 1345 Belle Road, Unit 440	(NAME) 100 Witmer Road	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Horsham, PA 19044-0963	
(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,

Christopher Risley and wife, Mary Elizabeth Risley,

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

Shaneka L. Halls, an unmarried person,

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 Unit No. 15-A of Tract II on the plan of Final Plat, Villas at Belle Parke, Phase II, a horizontal property regime, of record in Instrument Number 20020722-0087814, and as defined in the Amendment to Master Deed and By-Laws of record in Instrument Number 20040218-0018915 to which reference is hereby made for a more complete legal description.

Being the same property conveyed to Christopher Risley, husband and wife, Mary Elizabeth Risley, by deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated July 28, 2005, of record in Instrument Number 20050803-0090998, Register's Office for Davidson County, Tennessee.

This property is conveyed subject to: (1) Taxes which have been prorated and assumed by the Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1345 Bell Road #440, Antioch, TN 37013
(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 our hands this 6th day of June 2006.

Christopher Risley

Mary Elizabeth Risley

STATE OF MISSOURI
COUNTY OF St. Louis

I hereby certify that on this 6th day of June, 2006, before me, a Notary Public in and for the State and County aforesaid, personally appeared Christopher Risley, married known to me or satisfactorily proven to be the person(s) whose name(s) are subscribed to the within instrument and acknowledge that they executed the same for the purpose therein contained.

Witness my hand and official seal this 6th day of June 2006.

Commission expires:

JEAN E. HIRSH
Notary Public - Notary Seal
State of Missouri
County of St. Louis
My Commission Exp. 02/17/2008

Jean E. Hirsh
Notary Public

STATE OF MISSOURI
COUNTY OF St. Louis

I hereby certify that on this 6th day of June, 2006, before me, a Notary Public in and for the State and County aforesaid, personally appeared Mary Elizabeth Risley, married known to me or satisfactorily proven to be the person(s) whose name(s) are subscribed to the within instrument and acknowledge that they executed the same for the purpose therein contained.

Witness my hand and official seal this 6th day of June 2006.

Commission expires:

JEAN E. HIRSH
Notary Public - Notary Seal
State of Missouri
County of St. Louis
My Commission Exp. 02/17/2008

Jean E. Hirsh
Notary Public