Prepared by & Return to:
Commerce Union Title, LLC
100 Bluegrass Commons Blvd., #2110
Hendersonville, TN 37075

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $131,800.00

Affiant

Subscribed and sworn to before me, this 13th DAY OF June, 2008.

Notary Public

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: November 7, 2011 (AFFIX SEAL)

ET-08-0763

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James P. Ryley	SAME (NAME)	
104 Scotts Creek Circle		75-12-A-2.00 CO
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ROBERT A. STONE, JR. AND STEPHANIE BODE STONE, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JAMES P. RYLEY AND JULIE L. RYLEY, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 2, REVISED CEDAR CREEK, PHASE 1, REVISION OF LOTS 1, 2, 3 AND 4, as shown on plat of record in Plat Book 6050, Page 467, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Robert A. Stone, Jr. and Stephanie Bode Stone, husband and wife by Warranty Deed from James R. Riggan and wife, April H. Riggan, recorded on the 2nd day of July, 2004 in Instrument No. 20040702-0078984, in the Register's Office of Davidson County, Tennessee.

Subject to any and all existing restrictions and easements of record if any; including those listed in Plat Book 6050, page 467; Book 6250, pages 770 and 771; Book 7768, page 238; Book 8414, page 69; Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 104 Scotts Creek Circle, Hermitage, Tennessee 37076
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 13th day of June, 2008.

Robert A. Stone Jr.

Stephanie Bode Stone

Davidson County DEEDWARR
Recvd: 06/27/08 15:15 2 pgs
Fees:13.00 Taxes:487.66

20080627-0066748

STATE OF Tennessee
COUNTY OF Wilson

On this the 13th day of June, 2008, before me personally appeared Robert A. Stone, Jr. and Stephanie Bode Stone, husband and wife to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 13th day of June, 2008.

Beverly J. Heatherly

Notary Public

My Commission Expires: 09-17-11



RETURN TO:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
Phone: (615)773-0520