WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/19/08 12:24 2 pg:
Fees:13.00 Taxes:1221.00

20080819-0085201

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 330,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF August, 2008

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: 3-20-10

STATE OF TENNESSEE NOTARY PUBLIC (AFFIX SEAL) DEANIE L. GREGORY DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney at Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patrick Riley, married	SAME AS NEW OWNERS	17107001800
and Melissa (NAME) Riley	(NAME)	
5732 Cloverland Place		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, Michael Henry Knotts and wife, Jennifer Leigh Knotts

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Patrick Riley, married and Melissa Riley, unmarried

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:

Situate in the Nineteenth (19th) Civil District of Davidson County, Tennessee and being more particularly described as follows:

Being Lot 15 of the Cloverland Acres Subdivision, Section 2 as shown by a map of record in Plat Book 4460 at Page 114 in the Davidson County, Tennessee Register of Deeds, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Michael Henry Knotts and wife, Jennifer Leigh Knotts from Beth Bradford Carroll and husband, Clayton Carroll by Warranty Deed of record in Instrument Number 20040331-0036391, Register's Office for Davidson County, Tennessee.
THIS CONVEYANCE IS SUBJECT TO PROPERTY TAXES FOR THE YEAR 2008 AND SUBSEQUENT YEARS, ALSO SUBJECT TO Restrictive Covenants of record in Book 4646, Page 464, Register's Office for Davidson Coutny, Tennessee. Agreement for Dedication of Easement for Sanitary Sewers and/or Strom Drainage in favor of the Metropolitian Government of Nashville and Davidson Coutny, Tennessee of record in Book 7776, Page 21, Register's Office for Davidson Coutny, Tennessee. Subject to the Plan of Cloverland Acres Subdivision, Section 2, of record in Plat Book 4460, Page 114, Register's Office for Davidson County, Tennessee, which shows an owner's certificate, certain notes, easements and building setback lines, if any, as may be set forth thereon.

unimproved ( )
This is improved (X) property, known as 5732 Cloverland Place, Brentwood, TN 37027
(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 hand s this 15th day of August, 2008

Michael Henry Knotts

Jennifer Leigh Knotts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael Henry Knotts and wife, Jennifer Leigh Knotts (MHK)

the bargainor s, 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 Madison, Tennessee, this 15th day of August, 2008.

Commission expires 3-20-10

Deanie L. Gregory
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public

DEANIE L. GREGORY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY