File No. 90072

WARRANTY DEED

PREPARED BY AND/OR RETURN TO:
Hallmark Title Company
100 Bluegrass Commons Blvd.
Suite 115
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 02/20/09 10:17 2 pgs
Fees:13.00 Taxes:555.00

20090220-0014846

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF FEBRUARY, 2009.

Notary Public

MY COMMISSION EXPIRES: 2-28-12

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amber A. Adkerson	New South Federal Savings Bank	01807015000
(NAME)	(NAME)	
316 Mystic Hill Drive	210 Automation Way	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Birmingham, AL 35210	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Joseph Rieger and wife, Ginger Rieger, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Amber A. Adkerson, a single woman, 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 Lot No. 62 on the Plan of Charleston Square Subdivision, Section Three, of record in Plat Book 6250, page 435, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Joseph Rieger and wife, Ginger Rieger by deed from William Miller and wife, Sharon L. Miller, dated September 15, 2004 and recorded on September 20, 2004 in Instrument No. 20040920-0112640, Register's Office, Davidson County, Tennessee.

The legal description contained herein is the same as in the previous deed of record.

Subject to restrictions of record in Book 4932, page 13; Book 5036, page 898; Book 5398, page 674; Book 5439, page 204 and Book 6545, page 254, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 316 Mystic Hill Drive, Goodlettsville, TN 37072

(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.

File No. 90072
Witness our hands this 12th day of February, 2009.

Joseph Rieger

Ginger Rieger

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph Rieger and wife, Ginger Rieger, 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 this 12th day of February, 2009.

Commission expires: 2-28-12

Notary Public

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE