Davidson County DEEDWARR
Recvd: 08/18/10 08:05 3 pgs
Fees:18.00 Taxes:1825.95
20100818-0065090

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Brian E. Rafferty and
Roberta F. Rafferty
4935 Franklin Pike
Nashville, TN 37220

SEND TAX BILL:

New Owner

MAP AND PARCEL:
Map 146-06
Parcel 11.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **William N. Riley, Jr. and wife, Ruth E. Riley**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Brian E. Rafferty and wife, Roberta F. Rafferty** ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. B on the Plan of Five Oaks, a Resubdivision of Lot No. 4 of Overton Park, as of record in Book 2854, page 125, Register' s Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to William N. Riley, Jr., and wife Ruth E. Riley by Quitclaim Deed from Ruth E. Hepler, having since remarried and now being known as Ruth E. Riley of record in Book 9286, page 711, Register's Office for Davidson County, Tennessee, dated October 10, 1992. And being the same property conveyed to Ruth E. Hepler by Quitclaim Deed from William J. Hepler of record in Book 7641, page 326, Register's Office for Davidson County, Tennessee, dated August 26, 1988. And further, being the same property conveyed to Wiliam Jeffery Hepler and wife Ruth E. Hepler by deed from Douglas G. Lowles and wife Victoria Wellman Lowles of record in Book 5597, page 773, Register's Office for Davidson County, Tennessee, dated May 1, 1980.
>
> This conveyance is made subject to: (1) real estate taxes for the current year, which have been prorated and assumed by the Grantee; (2) all applicable zoning ordinances and building restrictions; (3) all covenants, bylaws, restrictions, declarations and easements of record; and (4) such limitations and easements as may affect the premises.

This is improved property known as 4935 Franklin Pike, Nashville, TN 37220.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 17th day of August, 2010.

William N. Riley, Jr.

Ruth E. Riley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared William N. Riley, Jr. and Ruth E. Riley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 17th day of August, 2010.

Notary Public

ANDREW B. GIBSON, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN My Comm. Expires July 5, 2011

My Commission Expires: 7/5/11

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $493,500.00.

AFFIANT

Subscribed and sworn to before me
this 17th day of August, 2010.

NOTARY PUBLIC

My Commission Expires: 7/5/11

ANDREW B. GIBSON, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN My Comm. Expires July 5, 2011

I, Catherine H. Gwyn, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Catherine H. Gwyn who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 9-18-2011

Notary's Seal

