This Instrument Prepared By:
ADAM T. DODD, Attorney
Advance Title Services, LLC
239 John R. Rice Blvd., Ste. C
Murfreesboro, Tennessee 37129

MAP/GROUP/PARCEL 73-1-93 Account Number:

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Mary Anna Brown
2111 Fremont Avenue
Nashville, TN 37216

SEND TAX BILLS TO:
F + M Bank
50 Franklin St.
Clarksville, TN 37040

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **TOMMY RILEY, A SINGLE PERSON NKA TOMMY RILEY, A MARRIED PERSON** "Grantor(s)" has this day bargained and sold and do hereby transfer and convey unto **MARY ANNA BROWN, A SINGLE PERSON** "Grantee(s)", her heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

BEING all of Lot No. 4, on the Plan of Highland View, according to plat and survey of same appearing of record in Plat Book 1424, page 39, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Tommy Riley, a single person now married and known as Tommy Riley, a married person, by Quitclaim Deed from Rebecca Riley, a single person, dated July 30, 2007, appearing of record in Instrument No. 20070828-0102913, of the Register's Office of Davidson County, Tennessee. For further source of title see Warranty Deed dated February 13, 2006 of record in Instrument No. 20060215-0018608, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO all matters shown on the Plan of record in Plat Book 1424, page 39, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities

Terri Riley hereby joins in the execution of this instrument for the purpose of conveying any and all of her rights in the described property by virtue of her marriage to Tommy Riley.

This is improved property known as 2111 Fremont Avenue, Nashville, TN, 37216.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), her heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real estate, and that they have a good and lawful right to convey the same; and that the same is unencumbered, except for the 2011 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

The undersigned further covenants and binds themselves, their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20110036659 DEEDWARR
Recvd: 06/20/11 10:22 2 pgs
Fees:13.00 Taxes:566.10
20110620-0046983

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 10th day of June, 2011.

Tommy Riley

Terri Riley

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Tommy Riley and Terri Riley, the within named bargainors, 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 (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 10th day of June, 2011.

NOTARY PUBLIC

My Commission Expires: 8/20/2013

MELODY R. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $153,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 10th day of June, 2011.

NOTARY PUBLIC

My Commission Expires: 8/20/2013

MELODY R. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

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