Record & Return To: Realty Title & Escrow Co., Inc.
5111 Maryland Way, Suite 101 Brentwood, TN 37027

WARRANTY DEED

KAREN McCALLA NOTARY PUBLIC LARGE WILLIAMSON COUNTY, TN

BILL GARRETT, Davidson County
Trans:T20120024472 DEEDWARR
Recvd: 04/04/12 11:05 2 pgs
Fees:13.00 Taxes:288.60
20120404-0028629

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $78,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MARCH, 2012.

Notary Public

MY COMMISSION EXPIRES: April 12, 2015
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carol Clark Drummond	NEW OWNER	Map 161-11-A
(NAME)	(NAME)	
389 Huntington Ridge Drive		Parcel 47 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **DONNA RILEY ESSEX, SUCCESSOR TRUSTEE OF THE AUBREY M. RILEY, JR. REVOCABLE LIVING TRUST U/A/D 10/21/1997**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CAROL CLARK DRUMMOND,** 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. 47 on the Plan of Huntington Ridge Townhouses of record in Book 4675, page 9, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Aubrey M. Riley, Jr., Trustee of The Aubrey M. Riley, Jr. Revocable Living Trust, by deed from Ashok Desai and wife, Alka A. Desai, of record in Instrument No. 20051007-0121607, said Register's Office. Aubrey M. Riley, Jr. died October 31, 2011. Donna Riley Essex is the successor Trustee of said trust per trust agreement.

This conveyance is subject to (a) 2012 real property taxes; (b) all matters appearing on the plan of record in Book 4675, page 9, said Register's Office; (c) restrictive covenants of record in Book 4729, page 687, Book 4889, page 905, Book 5394, page 243 and Instrument No. 20110331-0024865, said Register's Office; and (d) Bylaws of record in Book 7423, page 762, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 389 Huntington Ridge Drive, Nashville, Tennessee 37211
(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 my hand this 28 day of March, 2012.

Donna Riley Essex, successor trustee
Donna Riley Essex., SuccessorTrustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Donna Riley Essex, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Trustee of The Aubrey M. Riley, Jr. Revocable Living Trust, and who further acknowledged that she is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand and official seal at Nashville, Tennessee this 28th day of March, 2012.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 3, 2015