This instrument prepared by: John F. Morreale, Attorney
449 Taft Avenue
Glen Ellyn, Illinois 60137

WARRANTY DEED

THIS INDENTURE, made this 20day of December , A.D., 20 13 , by and between

Thomas J. Riley and wife, Autumn C. Riley

First Parties, and

Holly A. Watkins, an unmarried woman

Second Parties,

WITNESSETH: That said First Parties, for and in consideration of the sum of ----------One and NO/100----------Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 232 ON THE FINAL PLAT OF RIVERWALK, PHASE 2-A, SECTION 2, AS SHOWN BY PLAT APPEARING OF RECORD IN INSTRUMENT NO. 20031014-0151984, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO THOMAS J. RILEY AND WIFE, AUTUMN C. RILEY BY DEED FROM THE CRAIG COMPANY, RECORDED ON FEBRUARY 13, 2006 OF RECORD IN INSTRUMENT NO. 20060213-0017024, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property known as 7512 Watervale Dr, Nashville, TN 37221.

OWNER:

Holly A. Watkins
~~**7512 Watervale Dr.**~~ 8010 Hwy 100
Nashville, TN 37221

RESPONSIBLE TAXPAYER:

Resurgent Mortgage Servicing
P. O. Box 19006
Greenville, SC 29602-9006

CLT # 126 16 0 A 304.00

BILL GARRETT, Davidson County
Trans:T20130107146 DEEDWARR
Recvd: 12/26/13 15:26 2 pgs
Fees:13.00 Taxes:965.70
20131226-0130097

MR-RM-9819

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

× Thomas J. Riley

× Autumn C. Riley

✓STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Thomas J. Riley and wife, Autumn C. Riley , 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, at office, this 25th day of November 2013.

✓ Monica Denise Ryle
Notary Public

My Commission Expires: July 3, 2017

MONICA DENISE RYLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I hereby swear or affirm that, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 261,000.00. Affiant Bethy Bonatley.

Subscribed and sworn to before me this 20 day of DECEMBER, 20 13.

My Commission Expires: Deborah K. Devine
10-18-16

Return to:
Realty Title
206A Cool Springs Blvd #106
Franklin, TN 37067

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires October 18, 2016

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