Davidson County DEEDWARR
Recvd: 10/07/14 14:33 4 pgs
Fees:23.00 Taxes:414.40
20141007-0093018

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 112,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 2nd day of October, 2014

Notary Public

KENNETH SWEZEA STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY COMM. EXP. 10-18-2016

Commission Expiration: 10/18/16

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Marva Sawyers 153 Heritage Trace Drive Madison, TN 37115	SAME AS NEW OWNER	-042110B03900

WARRANTY DEED

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, **David A. Riley, unmarried, and Jeanette Glenn n/k/a Jeanette Glenn Schweitzer, unmarried, and Elizabeth Raymer, married, all as Devisees of the Will of Mary Helen Riley**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Marva Sawyers, unmarried,** 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:

Property known as 153 Heritage Trace Drive Madison, TN 37115, County of Davidson

LAND in Davidson County, Tennessee, being Unit No. 153 of Heritage Village Condominiums, a horizontal property regime established by Master Deed of record in Book 4758, Page 179 and as amended by Instruments of record in Book 4808, Page 829, Book 6380, Page 989, Book 6484, Page 287 and Book 5102, Page 383, the Plat of which is of record in Plat Book 4460, Page 110, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Mary Helen Riley by deed from Temco Land Company, Inc. dated 8/26/1994, filed of record in Book 9453, Page 255, said Register's Office.

The said Mary Helen Riley having since died on 10/23/2013. Property vested in the Devisees of her Last Will and Testament, David A. Riley, Danny C. Riley, Jeanette Glenn and Elizabeth Raymer. Last Will and Testament is dated 11/29/1982 and of record as Docket No. 13P1935, Seventh Circuit Court of Davidson County, Tennessee, Probate Division.

Being the same property conveyed to Elizabeth Raymer, married, David A. Riley, unmarried, and Jeanette Glenn Schweitzer, unmarried, by Quitclaim Deed from Danny C. Riley, dated 07/18/2014, filed of record in Book _____, Page _____, said Register's Office.

Specific Power of Attorney for David A. Riley, dated 07/21/2014, filed of record in Book _____, Page _____, said Register's Office.

The subject property is not the principal residence of the Grantors, nor their spouses or any dependants.

Tax Map and Parcel ID is as follows 042110B03900

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all

applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 153 Heritage Trace Drive, Madison, TN 37115

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 unemcumbered, 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 2nd day of October, 2014.

David A. Riley by Elizabeth Raymer, Attorney in fact
David A. Riley
By: Elizabeth Raymer, Attorney in Fact

Jeanette Glenn Schweitzer, Individually
Jeanette Glenn n/k/a
Jeanette Glenn Schweitzer, Individually

Jeanette Glenn Schweitzer, AS CO-Executrix
Jeanette Glenn n/k/a
Jeanette Glenn Schweitzer, as Co-Executrix

Elizabeth Raymer, Individually
Elizabeth Raymer, Individually

Elizabeth Raymer, as Co-Executrix
Elizabeth Raymer, as Co-Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the **2nd day of October, 2014,** before me, appeared **Elizabeth Raymer,** to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that she is the lawful attorney-in-fact for **David A. Riley**, and that said instrument was signed in behalf of the said **David A. Riley**, by herself as attorney-in-fact.

Witness my hand at office this the day and year above written.

KENNETH SWEZEA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMM. EXP. 10-18-2016

Notary Public
My commission expires:
10/18/16

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this **2nd day of October, 2014**, before me personally appeared **Jeanette Glenn n/k/a Jeanette Glenn Schweitzer and Elizabeth Raymer, both individually and as Co-Executrixes of the Estate of Mary Helen Riley**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 2nd day of October, 2014.

KENNETH SWEZEA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMM. EXP. 10-18-2016

Notary Public
Commission Expiration:
10/18/16

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the **2nd day of October, 2014,** before me, appeared **Elizabeth Raymer,** to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that she is the lawful attorney-in-fact for **David A. Riley**, and that said instrument was signed in behalf of the said **David A. Riley**, by herself as attorney-in-fact.

Witness my hand at office this the day and year above written.



Notary Public
My commission expires: 10/18/16

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this **2nd day of October, 2014**, before me personally appeared **Jeanette Glenn n/k/a Jeanette Glenn Schweitzer and Elizabeth Raymer, both individually and as Co-Executrixes of the Estate of Mary Helen Riley**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 2nd day of October, 2014.



Notary Public
Commission Expiration: 10/18/16

True Copy Certification

I, **Kristian Short**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Kristian Short

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Rita B Mitchell**, a notary public for this county and state, **Kristian Short** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rita B Mitchell

My Commission Expires: **1/5/2016**

