File BOX 8

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00.

Rachel Fann
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 day of October, 2014.

Diane K. Mann
NOTARY PUBLIC

My commission expires: _____

BILL GARRETT, Davidson County
Trans:T20140081244 DEEDWARR
Recvd: 10/28/14 14:33 2 pgs
Fees:13.00 Taxes:1017.50
20141028-0099458

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2017

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lindsay Riley, *et ux.* 4108 Idaho Ave. Nashville, TN 37209	**AVENUE BANK** **3823 CLEGHORN AVE.** **NASHVILLE, TN 37215**	103-04-0-266.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Seventy Five Thousand and 00/100 Dollars ($275,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **ERIN P. MCDANIEL, UNMARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **LINDSAY RILEY AND HUSBAND, ROBERT RILEY**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot Number 13 on the plan of Charlotte Avenue Church of Christ Addition to West Nashville, of record in Book 547, page 199, Register's Office for said County, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Erin P McDaniel, unmarried, by Warranty Deed from Andrew McQueen and Kendall McQueen, husband and wife, dated 8/29/2008, recorded 9/3/2008, of record in Instrument No. 20080903-0090135, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 4108 Idaho Ave, Nashville, TN 37209, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

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

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2014 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

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

WITNESS MY/OUR HANDS, this the 24th day of October, 2014.

Erin P. McDaniel

ERIN P. MCDANIEL

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Erin P McDaniel, 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 and seal, this the 24th day of October, 2014.



Leslie Garside

Notary Public

My commission expires: 12/23/2014