WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140083077 DEEDWARR
Recvd: 11/04/14 09:55 2 pgs
Fees:13.00 Taxes:881.16
20141104-0101652

Y-CBB-14-1229

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $238,150.00.

Sheila W. Riley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF OCTOBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 3-6-18

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-6-2018 MARY FRANCES RUDY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sheila W. Riley	**Mortgage Investors Group**	
(NAME)	(NAME)	
1229 Andrew Donelson Drive	**8320 East Walker Springs Lane**	**075-11-0-A-039.00CO**
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	**Knoxville, TN 37923**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **PETER E. MILLET AND MARCIA J. MILLET, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **SHEILA W. RILEY AND HUSBAND, TIMOTHY D. RILEY,** hereinafter called the Grantee(s), their heirs and assigns, that 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. 54 on the Plan of Phase Two, Heritage Meadows, of record in Plat Book 9700, Page 525, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Peter E. Millet and wife, Marcia J. Millet by deed from Frank Batson Homes, Inc., of record in Instrument No. 19991209-0301621, Register's Office for Davidson County, Tennessee, dated December 08, 1999 and recorded on December 09, 1999.

This conveyance is subject to:
- All matters shown on the Plan of record in Plat Book 9700, Page 525;
- By-Laws of record in Book 10337, Page 102, Book 11029, Page 414 and Instrument No. 20040419-0044083;
- Easement(s) of record in Book 10613, Page 652;
- Quitclaim Deed for Openspace of record in Instrument No. 20090115-003848; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1229 Andrew Donelson Drive , Hermitage, Tennessee 37076**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 31st DAY OF OCTOBER, 2014.

Peter E. Millet by John Gleaves, Attorney-In-Fact

Marcia J. Millet by John Gleaves, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of PETER E. MILLET AND MARCIA J. MILLET, and who acknowledged he/she/they executed the same as the free act and deed of the said PETER E. MILLET AND MARCIA J. MILLET.

Witness my hand and official seal, this the 31st of October, 2014.

Notary Public
My Commission Expires: 10/18/16
(SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212