THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14102137** BILL GARRETT, Davidson County Trans:T20140083455 DEEDWARR Recvd: 11/05/14 09:12 2 pgs Fees:13.00 Taxes:1546.23 20141105-0102089	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $417,900.00. Affiant Subscribed and sworn to before me, this 30th day of October, 2014. Notary Public My Commission Expires: MY COMMISSION EXPIRES SEPTEMBER 10, 2018 WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Dylan Q. Riley and Meaghan Riley 2515 Ashwood Avenue Nashville TN 37212	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104-15 68.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Daniel T. Levin and Julia S. Noland, Husband and Wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Dylan Q. Riley, a married man, and Meaghan Riley, a married woman, as joint tenants with right of survivorship**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 52, SUNSET PLACE, as shown on plat of record in Plat Book 3500, Page 34, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Daniel T. Levin and Julia S. Noland, husband and wife by Warranty Deed from Patricia F. Belcher, unmarried, recorded on the 23rd day of May, 2005 in Instrument No. 20050523-0057988, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SUNSET PLACE, as recorded in Plat Book 3500, Page(s) 34 and Plat Book 332, Page 132.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Easement for Sewer, recorded in Book 1449, Page 81.

Easement Agreement of record in Instrument No. 20141024-0098427.

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This is improved property located at 2515 Ashwood Avenue, Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of October, 2014.

Daniel T. Levin

Julia S. Noland

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Daniel T. Levin and Julia S. Noland, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of October, 2014.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018