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| LEE A. COHEN<br>STATE OF TENNESSEE NOTARY PUBLIC<br>COUNTY OF DAVIDSON | STATE OF TENNESSEE<br>COUNTY OF ~~Williamson~~ Davidson<br>The actual consideration or value, whichever is greater, for this transfer is $445,000.~~00~~<br>Deborah J. Cohen<br>Affiant<br>Subscribed and sworn to before me, this the 14th day of November, 2014.<br>Lee A. Cohen<br>Notary Public<br>My commission expires: May 5, 2015 |

**THIS INSTRUMENT WAS PREPARED BY**
**Windmill Title, LLC**
**7103 Bakers Bridge Ave., Ste 103**
**Brentwood, TN 37027**
**Phone: (615) 613-0483**

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Information for Reference Purposes: |
|---|---|---|
| **Andrew Tilghman** | First State Bank | **160-15-0-003.00** |
| **5809 Hearthstone Lane** | 480 Oil Well Road, 2nd Floor | |
| **Brentwood, TN 37027** | Jackson, TN 38305 | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**Dennis W. Riley and wife, Kelley E. Riley**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Andrew Tilghman and Lindsey Tilghman, husband and wife**

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A 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. 3 on the Plan of Phase 1, Hearthstone of record in Plat Book 5200, Page 218 and amended in Book 5767, Page 28 and Book 6252, page 422, 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 Dennis W. Riley and wife, Kelley E. Riley by Deed from Francis Wagner and wife, Bernadette Wagner of record in Book 9701, Page 840, Register's Office for Davidson County, Tennessee, dated June 9, 1995 and recorded on June 15, 1995.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 5809 Hearthstone Lane, Brentwood, TN 37027.

BILL GARRETT, Davidson County
Trans:T20140086476 DEEDWARR
Recvd: 11/17/14 13:17 2 pgs
Fees:13.00 Taxes:1646.50
20141117-0105863

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 HANDS EFFECTIVE AS OF November 14, 2014:

Dennis W. Riley

Kelley E. Riley

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| **STATE OF TENNESSEE** | ) | **INDIVIDUAL** |
| | ) | **ACKNOWLEDGEMENT** |
| **COUNTY OF** Williamson | ) | |

Personally appeared before me, a Notary Public of said County and State, Dennis W. Riley and Kelley E. Riley, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 14th day of November, 2014.

My Commission Expires: 6.26.16

Notary Public

20141380R

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY