WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Ty Rager
Affiant

Subscribed and sworn to before me, this 29th day of January, 2015.

Notary Public

MY COMMISSION EXPIRES: 5/8/18
(AFFIX SEAL)

ED TIGNOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20150008349 DEEDWARR
Recvd: 02/03/15 09:46 2 pgs
Fees:13.00 Taxes:1572.50
20150203-0009892

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ty Rager	NEW OWNER	158-10-0
(NAME)	(NAME)	(MAP)
6304 Wildwood Valley Drive		028.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, I/we, Tina Jean Delise Riley, married, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Ty Rager and wife, Dorothy Rager, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Wildwood Valley Estates Section One of record in Plat Book 3700, Page 41, 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 Tina Jean Delise Riley, married by Deed from Samuel T. Dial and wife, Teddi W. Dial of record in Instrument No. 20031024-0157513 Register's Office for Davidson County, Tennessee, dated 8/1/2003 and recorded on 10/24/2003 and re-recorded in Instrument No. 20040507-0052113. (Value of consideration shown in aforementioned deed $305,406.00.); and further

Being the same property conveyed to Tina Jean Delise Riley by Quitclaim deed from Terry Mike Riley of record in Instrument No. 20110520-0038976 Register's Office for Davidson County, Tennessee, dated May 20, 2011 and recorded on May 20, 2011.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 6304 Wildwood Valley Drive, Brentwood, Tennessee 37027

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 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 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.

CARLO LUIS CUEBAS, HUSBAND OF TINA JEAN DELISE RILEY, HEREBY JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY AND ALL RIGHT, TITLE AND INTEREST HE MAY HAVE IN THE SUBJECT PROPERTY BY REASON OF HIS MARITAL STATUS OR OTHERWISE.

Witness my/our hand(s) this 29th day of January, 2015.

Tina Jean Delise Riley

Carlo Luis Cuebas

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Tina Jean Delise Riley and husband, Carlo Luis Cuebas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 29th day of January, 2015.

Notary Public

John M. Wells
State of Tennessee Notary Public
Davidson County

My Commission Expires: 7/4/2015

Return to:
Main Street Title
3054 Lakeshore Drive
Old Hickory, TN 37138