THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 32157-12-2014**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $920,000.00. Affiant Subscribed and sworn to before me this 4th day of February, 2015. Notary Public My Commission Expires: 10/10/2016

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Timothy Riley, Dawn Streicher 1116 Safety Harbor Cove Old Hickory, TN 37138	**Send Tax Bills To:** Franklin American Mortgage Co 501 Corporate Centre Dr #400 Franklin, TN 37067	**Tax Information:** Map and Parcel No.: 064 03 0 C 033 00CO

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, **Jere M. Ervin and wife, Linda M. Ervin**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Timothy Riley, unmarried and Dawn Streicher, unmarried, as tenants in common with right of survivorship** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1116 Safety Harbor Cove, Old Hickory, TN 37138

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

BILL GARRETT, Davidson County
Trans:T20150010681 DEEDWARR
Recvd: 02/11/15 10:52 3 pgs
Fees:18.00 Taxes:3404.00
20150211-0012683

IN WITNESS WHEREOF, Grantor has executed this instrument on the 30th day of January, 2015.

Jere M. Ervin

Linda M. Ervin

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Jere M. Ervin and Linda M. Ervin**, 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, at office, this 30th day of January, 2015.

Notary Public

My Commission Expires:



EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 204 on the Plan of Phase Four Section One, Brandywine Pointe, as of record in Plat Book 7900, pages 550 & 551, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Jere M. Ervin and wife, Linda M. Ervin, by Quitclaim deed dated August 16, 1999, from Ervin Limited Partnership, a Tennessee Limited Partnership composed of Linda M. Ervin, General Partner, William Jeffrey Ervin and Jere Suzanne Ervin, Limited Partners, of record in Book 11632, page 526, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2015, having been prorated by the parties and assumed by the Grantees
2. Declaration of Covenants, Conditions and Restrictions for Brandywine Pointe of record in Book 8980, page 59, amended in Book 9010, page 627, and Book 9543, page 451, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. All matters appearing on the Plan of record as Book 7900, pages 550 & 551, Register's Office for Davidson County, Tennessee.