WARRANTY DEED

MELANIE HARPER
STATE OF TENNESSEE NOTARY PUBLIC
County of Rutherford

G-VRES-15-5510

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $72,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF MARCH, 2015.

Notary Public

MY COMMISSION EXPIRES: 12/16/18

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20150019786 DEEDWARR
Recvd: 03/18/15 13:44 2 pgs
Fees:13.00 Taxes:268.25
20150318-0023358

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:	
Renovation Properties, LLC	Renovation Properties, LLC	
(NAME)	(NAME)	
5510 Country Drive Apt #8	715 Elliott Dr	**162-09-0A 008.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Murfreesboro, TN 37129	
(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 **WILLIAM N. RILEY, JR. AND RUTH E. RILEY, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **RENOVATION PROPERTIES, LLC,** 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:

A certain condominium Apartment in Davidson County, Tennessee, being Townhouse No. 8, Building No. 2 in a Horizontal Property Regime, as shown on the Plan of Hickory Valley Condominiums, Phase 2, as of record in Plat Book 4460 page 133, Register's Office for said County, to which reference is here made.

Being the same property conveyed to William N. Riley, Jr. by Warranty deed from William N. Riley, Jr., Marion B. Riley, Carolyn Rice, Rebecca McGaghren, Gerald Damron, Michelle Damron and Robert Damron of record in Instrument No. 20080703-0069179 Register's Office for Davidson County, Tennessee, dated June 30, 2008 and recorded on July 03, 2008.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent years a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 4460, Page 133, Register's Office for Davidson County, Tennessee.
- Boundary Plat for Hickory Valley Condominium Phase 2 of record in Plat Book 4300, Page 197, Register's Office for Davidson County, Tennessee.
- All conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Hickory Valley Condominiums of record in Book 4521, Page 574, Book 4659, Page 32, Book 4937, Page 429 and Book 5001, Page 394, Register's Office for Davidson County, Tennessee.
- Terms regarding the Hickory Valley Condominiums, Phase 2 Association Fines of record in Instrument Number 20140613-0051943, in the Register's Office for DavidsonCounty, Tennessee.
- Charter of HOA of record in Book 7980, Page 470, in the Register's Office for Davidson County, Tennessee.
- Easement for Access and Maintenance of record in Book 4842, Page 979, Book 5606, Page 663 and Book 7497, Page 740, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20130517-0050050, in the Register's Office for DavidsonCounty, Tennessee.
- Restrictions of record as Instrument Number 20080703-0069179 in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5510 Country Drive Apt #8 , Nashville, Tennessee 37211**.

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 10th DAY OF MARCH, 2015.

William N. Riley, Jr. by John Gleaves,
Attorney in Fact

Ruth E. Riley 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 WILLIAM N. RILEY, JR. AND RUTH E. RILEY, and who acknowledged he/she/they executed the same as the free act and deed of the said WILLIAM N. RILEY, JR. AND RUTH E. RILEY.

Witness my hand and official seal, this the 10th of March, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2018

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