(1)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150040915 DEEDWARR
Recvd: 05/27/15 10:24 2 pgs
Fees:13.00 Taxes:632.70
20150527-0048567

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $171,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of May, 2015

Notary Public

MY COMMISSION EXPIRES: 4/1/17
(AFFIX SEAL)

LARRY N. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert Rivers (NAME)	Franklin Synergy Bk (NAME)	182-06-0A-048.00
7850 Rainey Drive (ADDRESS)	722 Columbia Ave. (ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Franklin TN 37064 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Michael J. Jaeger and Tara C. Jaeger, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Robert Rivers,*** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

*a single man,

Land in Davidson County, Tennessee, being Lot No. 48 on the Plan of Old Hickory Hills, Section 1, a Planned Unit Development, of record in Instrument No. 20011023-0115382, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to Michael J. Jaeger and Tara C. Jaeger, husband and wife, by deed of record in Instrument Number 20130625-0065191, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on the Plan of Old Hickory Hills, Section 1, a Planned Unit Development, of record in Instrument No. 20011023-0115382, Register's Office for Davidson County, Tennessee. Restrictive covenants of record in Instrument Nos. 20020116-0006750 and 20101116-0091730, Register's Office for Davidson County, Tennessee. Ingress and Egress Easement of record in Instrument Nos. 20010306-0021333 and 20001030-0107214, Register's Office for Davidson County, Tennessee

unimproved ☐

This is improved ☑ property, known as 7850 Rainey Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Witness my/our hands this 22nd day of May, 2015.

x _____
Michael J. Jaeger

x _____
Tara C. Jaeger

State of ~~Tennessee~~ Washington
County of ~~Williamson~~ Spokane

Personally appeared before me Michael J. Jaeger and Tara C. Jaeger, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 21 day of May, 2015.

_____
Notary Public Ian Anderson
My Commission Expires: 12/7/16

File No.: 9520

Notary Public
State of Washington
IAN ANDERSON
My Appointment Expires Dec 7, 2016