BILL GARRETT, Davidson County
Trans:T20150067542 DEEDWARR
Recvd: 08/12/15 15:40 3 pgs
Fees:18.00 Taxes:1627.63
20150812-0080911

THIS INSTRUMENT PREPARED BY:
CHAFFIN & BURNSED, PLLC
49 MUSIC SQUARE WEST, SUITE 502
NASHVILLE, TN 37203
(615) 460-7478

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $439,900.00

Affiant

Subscribed and sworn to before me as of the 10th day of August, 2015.

Notary Public

My Commission Expires: 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP – PARCEL #
Richard T. Reiff and Katie Reiff 409 Jones Street Old Hickory, TN 37138	F+M Bank 50 Franklin Street Clarksville, TN 37040	04411019200

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **Jacqueline Jenkins, sole heir of Bernice C. Frazier**, hereinafter referred to as "Grantor," has bargained and sold, and by these presents does transfer and convey unto **Richard T. Reiff and Katie Reiff, Husband and Wife** their heirs and/or assigns, hereinafter referred to as "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of River Vista Subdivision of record in Plat Book 1424, Page 118, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 2 fronts 100 feet on the easterly side of Jones Street and runs back between lines 540 feet, more or less, on the north line and 544, feet more or less, on the south line, to low water mark of the Cumberland River, on which it measures 105 feet, more or less.

Included in the above description, but excluded therefrom, is the following described property:

A tract of land situated on the left descending bank of the Cumberland River in the River Vista Subdivision, 4th Civil District of Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point in the line of the lands now or formerly of the Trustee, Old Hickory Church of Christ, said point being South 89 deg. 45 min. East 484 feet from the most northwesterly corner of the lands of the subject owner, and the most southwesterly corner of the lands of the Trustees of Old Hickory Church of Christ; thence from the point of beginning, and along said Church of Christ line, South 89

deg. 45 min. East 62 feet to a point in the low water line of the Cumberland River; thence southerly and upstream, following the meanderings of said water line, a distance of 105 feet, more or less, to a corner common to the lands now or formerly of David B. and Hesta S. Irvine; thence, leaving said water line, and along said Irvine line, North 89 deg. 45 min. West 67 feet; thence severing the land of the subject owner, due North 100 feet to point of beginning, containing fifteenth hundredths (0.15) of an acre, more or less.

Being the same property conveyed to Bernice C. Frazier by Quitclaim deed from Clinton H. Frazier of record in Instrument No. 20010518-0052007 Register's Office for Davidson County, Tennessee, dated May 16, 2001 and recorded on May 18, 2001. The said Bernice C. Frazier died on December 31, 2013. Title now being vested in her sole heir Jacqueline Jenkins. Two Affidavits of Heirship have been filed of record in Instrument Nos. 20150812.0080909 and 20150812.0080910 in the Register's Office for Davidson County, Tennessee.

Being improved property known as 409 Jones Street Old Hickory, TN 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," their heirs and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as stated herein as follows:

1. The taxes for 2015 have been prorated at closing and are assumed by Grantee.

2. Subject to all matters shown on the Plan of record in Plat Book 1424, Page 118, Register's Office for Davidson County, Tennessee.

3. Water (Riparian Rights) -

   (a) the rights of upper and lower riparian owners to the free and unobstructed flow of the water of Cumberland River without diminution or pollution and the consequence of any past or future change in the location of Cumberland River;

   (b) riparian rights incident to premises;

   (c) rights of upper and lower riparian owners in and to the waters of Cumberland River crossing or adjoining the property, and the natural flow thereof, free from diminution or pollution;

   (d) any enlargement or loss of land by reason of avulsion, accretion, or reliction, and questions of ownership caused by subsequent rebuilding or reformation of land.

4. Water (River or Lakes Adjacent) -

   (a) Navigable Waterway:

   Title to that portion of the property lying between the high and low water marks of the banks of Cumberland River, and the rights of upper and lower riparian owners in and to the said waterway are herein excepted herefrom;

   (b) Non-Navigable Waterway:

   Title to that portion of the property lying between the high and low water marks of the banks of Cumberland River, and the rights of upper and lower riparian owners in and to said waters are excepted herefrom;

Grantor further covenants and binds herself, her heirs and representatives to warrant and forever defend the title to said real estate to said Grantee, their heirs and/or assigns, against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, the "Grantor" has caused her name to be affixed hereto as of the 10th day of August, 2015.

Jacqueline Jenkins

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State Jacqueline Jenkins with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this 10th day of August, 2015.

Notary Public

My Commission Exp. 3/7/2017

LINDA F. BURNSED
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires March 7, 2017