FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson**
BILL GARRETT, Davidson County Trans: T20150067867 DEEDWARR Recvd: 08/13/15 12:07 3 pgs Fees: 18.00 Taxes: 562.40 20150813-0081208	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **August 7, 2015.** Notary Public MY COMMISSION EXPIRES: 8/9/19 (AFFIX SEAL)

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE

2506 North Mt. Juliet Road, Mt. Juliet, TN 37122

File **#15-0364**

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County, TN

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barbara Sturgeon	**New Owner**	**141060D16600CO**
(NAME) **5521 Irongate Drive**	(NAME)	
(ADDRESS) **Franklin, TN 37069**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Marilyn E. Reilly and Robert C. Reilly, wife and husband,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Barbara Sturgeon and Robert Sturgeon, wife and husband,** 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:

Land in Davidson County, Tennessee, being Unit No. 166 on the Plan of Riverbridge Community, a Planned Unit Development, of record in Instrument No. 20030213-0019999, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Marilyn E. Reilly and Robert C. Reilly, wife and husband (erroneously typed as husband and wife), by Warranty Deed from Beazer Homes Corp, d/b/a Phillips Builders, a Tennessee corporation, dated March 8, 2005 and filed of record in 20050311-0026987, Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **3429 Harpeth Springs Drive, Nashville, TN 37221**
(House Number) (Street) (City, State) (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.

IN WITNESS WHEREOF, this instrument has been executed on this the ____ day of **August, 2015.**

Marilyn E. Reilly

Robert C. Reilly

STATE OF **CALIFORNIA**
COUNTY OF _____

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Marilyn E. Reilly and Robert C. Reilly**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the _____ day of **August, 2015.**

NOTARY PUBLIC

My Commission Expires:

SEE ATTACHED
NOTARY CERTIFICATE

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange)

On 08/05/2015 before me, Rannan Jafari Eskandari, Notary Public
(insert name and title of the officer)

personally appeared Marilyn E. Reilly and Robert C. Reilly,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

RANNAN JAFARI ESKANDARI
Commission # 2024063
Notary Public - California
Orange County
My Comm. Expires May 11, 2017

WITNESS my hand and official seal.

Signature _____ (Seal)