BILL GARRETT, Davidson County
Trans:T20150083650 DEEDWARR
Recvd: 10/01/15 13:22 2 pgs
Fees:13.00 Taxes:636.03
20151001-0099943

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

PREPARED BY: RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

ADDRESS NEW OWNER:
Robert D. Riley & Michele Riley
1422 Riverbrook Drive
Hermitage, TN 37076

SEND TAX BILL TO:
Quicken Loans, Inc.
1050 Woodward Ave.
Detroit, MI 48226

MAP/PARCEL 097-02-0A-074.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Brandi Kitchen n/k/a Brandi Craig and Trent Craig, wife and husband,** has this day bargained and sold, and does hereby transfer and convey unto **Michele Riley and Robert D. Riley, wife and husband,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 74 on the Plan of Villages of Riverwood, Phase One, Section One, Revision One of record in Plat at Instrument No. 20080723-007557, and a Surveyor's certificate of correction of record in Instrument No. 20081105-0110185, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Brandi Kitchen by Warranty deed from Beazer Homes Corp., a Tennessee corporation of record in Instrument No. 20100809-0062696 Register's Office for Davidson County, Tennessee, dated August 05, 2010 and recorded on August 09, 2010.

Trent Craig, the spouse of Brandi Craig, joins in this conveyance to convey any and all right, title, or interest he may have in the above described property by virtue of being the spouse of Brandi Craig.

This is improved property known as: **1422 Riverbrook Drive, Hermitage, Tennessee 37076.**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2015 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record

in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Instrument No. 20080723-0075577, as corrected by Surveyor's Certificate of Correction in Instrument No. 20081105-0110185, a revision to Instrument No. 20081105-0110185, and restrictions in Instrument No. 20080408-0035557, amended in Instrument No. 20110427-0032201, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 29th day of September, 2015.

Brandi Craig

Brandi Craig

Trent Craig

Trent Craig

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Brandi Craig and Trent Craig,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 29th day of September, 2015.

NOTARY PUBLIC

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires December 5, 2017

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $171,900.00.

Wanda Hiett
AFFIANT

Subscribed and sworn to before me this the 29th day of September, 2015.

Janice H. Collins
NOTARY PUBLIC

My Commission Expires: 9-11-17

JANICE H. COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

File No: 158749