WARRANTY DEED

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,000.00

Janet Brewster
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of October, 2015

Jennifer A Hoffman
Notary Public

MY COMMISSION EXPIRES: 6/18/19
(AFFIX SEAL)

JENNIFER A HOFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES JUNE 18, 2019

BILL GARRETT, Davidson County
Trans:T20150092478 DEEDWARR
Recvd: 10/30/15 10:04 2 pgs
Fees:13.00 Taxes:92.50
20151030-0110473

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Blvd, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Janet Brewster	Same as new owner	007-00-0-028.00
(NAME)	(NAME)	
115 Chiroc Dr.		
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075		
(CITY) (STATE) (ZIP)	(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, I, **James W. Riddle, a married man** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Janet Brewster, an unmarried woman,** 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:

The following paragraph describes a tract of land in the 10th Councilmanic District of Davidson County, Tennessee, said tract being a portion of that property which was conveyed to Richard B. Choate, et ux, by Maurice P. Frey, et ux, in a deed of record which is recorded in Deed Book 2157, Page 184, Register's Office for Davidson County, Tennessee, (RODCT), said tract being known as Lot 14 of the W.H. Tinnin Subdivision, being an unrecorded survey.

Beginning at a point in the center of Old Springfield Pike, the southeast corner of a tract of land which belongs to Laurie A. Allen, having a deed reference in Book 10241, Page 195, RODCT, the southwest corner of this tract, and being marked by a witness pin (new), in the northerly margin of Old Springfield Pike, and continuing, as follows: N 36°54'10" E, 273.43 feet to a concrete monument (old), a common corner of said tract of land which belongs to Laurie A. Allen, and a tract of land which belongs to Rita Vannatta, having a deed reference in Instrument No. 20111013-0079866, RODCT, and a tract of land which belongs to Christopher Darrell Stewart, having a deed reference in Instrument No. 20110922-0073311, RODCT; thence, S 52°17'11" E, 99.85 feet to an iron pin (new), a common corner of said tract of land which belongs to Christopher Darrell Stewart, and a tract of land which belongs to J.T. Greer, having a deed reference in Deed Book 2157, Page 142, RODCT, and a corner of a second tract of land which belongs to J.T. Greer, having a deed reference in Deed Book 2157, Page 142, RODCT; thence, S 36°57'14" W, 280.92 feet to a point in the center of old Springfield Pike, the southwest corner of said second mentioned tract of land which belongs to J .T. Greer, marked by a witness pin (new), in the northerly margin of Old Springfield Pike; thence, N 47°59'14" W, 99.99 feet, to the point of beginning, containing 0.63 Acres, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz and Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee, 37172, dated September 5, 2012.

BEING the same property conveyed to James W. Riddle, married, by Warranty Deed from Richard E. Choate and wife, Marie Nash Choate, dated 9/21/12 and recorded 10/2/12 in Instrument No. 20121002-0089566, in the

Register's Office of Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

Subject to taxes for the year 2016 and subsequent years, a lien, but not yet due and payable.

Subject to any and all existing easements and/or restrictions of record.

Subject to Conveyance to the State of Tennessee of record in Book 8061, Page 183, said Register's Office.

unimproved ☑

This is improved ☐ property, known as 8298 Old Springfield Pike, Goodlettsville, TN 37072
(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 26th day of October, 2015.

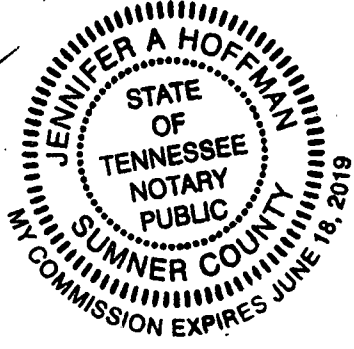
James W. Riddle

State of Tennessee
County of Sumner

Personally appeared before me James W. Riddle, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 26th day of October, 2015.

Notary Public
My Commission Expires: 6/18/19



File No.: 20151195