WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150106538 DEEDWARR
Recvd: 12/17/15 10:28 2 pgs
Fees:13.00 Taxes:2497.50
20151217-0126903

P-RP-15-4157-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $675,000.00

Kathleen Bean
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF DECEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires SEPT. 18, 2017

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Danny H. Taylor and Rebecca A. Taylor	**Southern Bank of Tennessee**	
(NAME)	(NAME)	
4157 Brandywine Pointe Blvd.	1499 N. MT. Juliet Rd.	**064-03-0C-023.00-CO**
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	MT. Juliet, TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **TIMOTHY S. RILEY AND DAWN D. STREICHER, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DANNY H. TAYLOR AND REBECCA A. TAYLOR, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 214 on the Plan of Final Plat of Phase Three, Sections One and Two, Brandywine Pointe (a Planned Unit Development) of record in Plat Book 7900, Page (s) 405 and 406, 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 Timothy S. Riley, unmarried and Dawn D. Streicher, unmarried, as tenants in common with Right of Survivorship by Warranty deed from Steven H. Croxall, unmarried of record in Instrument No. 20140421-0033156 Register's Office for Davidson County, Tennessee, dated April 16, 2014 and recorded on April 21, 2014.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 7900, Pages 405-406;
- Covenants, Conditions and Restrictions of record in Book 8120, Page 170, as amended in Book 8671, Page 484, Book 9010, Page 627, Book 8676, Page 589, and Book 9010, Page 627;
- Covenants, Conditions and Restrictions of record in Book 8695, Page 379, Book 9145, Page 957, Book 9576, Page 846, Book 9776, Page 427, Book 10447, Page 711 and Book 10684, Page 324;
- By-Laws of record in Book 10721, Page 835;
- HOA Charter of record in Book 9013, Page 39 and Book 9117, Page 77;
- Charter for Brandywine Point Boat Dock Association of record in Book 8637, Page 563;
- Easement for Encroachment of record in Book 9231, Page 954;
- Parking & Ingress and Egress Easement to Boat Dock of record in Book 11108, Page 555;
- Land Lease for the Clubhouse of record in Book 9128, Page 615, Register's Office of Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4157 Brandywine Pointe Blvd., Old Hickory, Tennessee 37138**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

Witness my/our hand(s) this the 16th DAY OF DECEMBER, 2015.

Timothy S. Riley

Dawn D. Streicher by Timothy S. Riley, Attorney-In-Fact ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TIMOTHY S. RILEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of December, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TIMOTHY S. RILEY, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of DAWN D. STREICHER, and who acknowledged he executed the same as the free act and deed of the said DAWN D. STREICHER.

Witness my hand and official seal, this the 16th of December, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212