WARRANTY DEED

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066

A. C. HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25th day of November, 2015

A C Hall
Notary Public

MY COMMISSION EXPIRES: 5-8-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Dennis Taylor	New Penn Financial, LLC	029 00 0 235.00
(NAME)	(NAME)	
6438 Alessio Drive	4000 Chemical Rd	
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Plymouth Meeting PA 19462	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Forty-Nine Thousand Nine Hundred And No/100 Dollars ($149,900.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Kevan Riley, a married man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Dennis Taylor, a single man**, 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:

Property located in the 1st Councilmanic District of Davidson County, TN. and being described according to a survey by Jeffrey Patrick Chandler, RLS #2353, 3421 Cooper Nicholson Road, Pleasant View, TN 37146, Dated: 11-20-15,
File Number 2-134, as follows:

Beginning at a set iron rod having a Tennessee State Plane Coordinate of N:710499.136 and E:1709454.77 and being located SOUTH 84 DEGREES 15 MINUTES 19 SECONDS EAST a distance of 169.23' from an existing iron rod in the east margin of Alessio Road and being in the south line of Michael Tharrett (Instr: 201404010026767);

Thence with the line of said Tharrett SOUTH 84 DEGREES 15 MINUTES 19 SECONDS EAST a distance of 32.37 feet to an existing broken metal fence post and common corner to New Birth Ministries (Instr: 200506150068251) and further described as Lot 1 of The Houst of Righteous Endeavor Lots (Instr: 200002110014171);

File Number: GRN-153902

BILL GARRETT, Davidson County
Trans:T20150109396 DEEDWARR
Recvd: 12/29/15 09:47 4 pgs
Fees:23.00 Taxes:554.63
20151229-0130378

Thence with New Birth Ministries SOUTH 86 DEGREES 03 MINUTES 42 SECONDS EAST a distance of 496.21 feet to a set iron rod in the west margin of Clarksville Pike;

Thence leaving said margin of Clarksville Pike SOUTH 23 DEGREES 41 MINUTES 42 SECONDS EAST a distance of 107.03 feet to a set iron rod;

Thence SOUTH 73 DEGREES 46 MINUTES 37 SECONDS WEST a distance of 318.50 feet to an existing iron rod and common corner to Terry Colorigh (Book 10785, Page 834);

Thence NORTH 04 DEGREES 14 MINUTES 38 SECONDS EAST a distance of 62.90 feet to an existing iron rod;

Thence NORTH 86 DEGREES 46 MINUTES 33 SECONDS WEST a distance of 83.22 feet to an existing iron rod;

Thence SOUTH 80 DEGREES 17 MINUTES 41 SECONDS WEST a distance of 205.27 feet to an existing iron rod in the east line of Edward Colorigh (Book 3881, Page 603) and being the northwest corner of Miss Bessie Colorigh (remaining portion of Book 854, Page 168);

Thence with said Edward Colorigh and with the east line of Miss Bessie Colorigh (remaining portion of Book 854, Page 168) NORTH 04 DEGREES 52 MINUTES 13 SECONDS EAST a distance of 192.21 feet to a set iron rod which is the point of beginning,

having an area of 87208 square feet, 2.0 acres

Being the same property described in Instrument Number 201502240015620, and a portion of the property described in Book 10785, Page 834, and Book 4373, Page 802, and Book 854, Page 168, Register's Office of Davidson County, TN.

Proposed Ingress and Egress Easement

Beginning at an existing iron rod in the east margin of Alessio Road and southwest corner of Michael Tharrett (Instr: 201404010026767) and the northwest corner of Miss Bessie Colorigh (remaining portion of Book 854, Page 168);
Thence with the margin of Alessio Road

SOUTH 07 DEGREES 22 MINUTES 34 SECONDS WEST a distance of 20.01 feet;

Thence severing the property of Edward Colorigh (Book 3881, Page 603)

SOUTH 64 DEGREES 45 MINUTES 56 SECONDS EAST a distance of 120.76 feet;

Thence SOUTH 46 DEGREES 33 MINUTES 22 SECONDS EAST a distance of 72.75 feet to the common line of said Edward Colorigh and Kevan Riley

(Instr: 201502240015620);

Thence SOUTH 04 DEGREES 52 MINUTES 13 SECONDS WEST a distance of 87.42 feet to an existing iron rod and common corner to Miss Bessie Colorigh (remaining portion of Book 854, Page 168);

Thence with Miss Bessie Colorigh and Terry Colorigh

NORTH 80 DEGREES 17 MINUTES 41 SECONDS EAST a distance of 70.00 feet;

Thence severing the property of Kevan Riley NORTH 27 DEGREES 48 MINUTES 19 SECONDS WEST a distance of 125.48 feet to the common line of said Edward Colorigh and Kevan Riley;

Thence with said Edward Colorigh and Miss Bessie Colorigh

NORTH 04 DEGREES 52 MINUTES 13 SECONDS EAST a distance of 68.97 feet to a set iron rod in the south line of said Michael Tharrett;

Thence with said Tharrett NORTH 84 DEGREES 15 MINUTES 19 SECONDS WEST a distance of 169.23 feet to an existing iron rod which is the point of beginning, having an area of 13406 square feet, 0.3 acres.

Being the same property conveyed to Charles E. Colorigh and wife, Dorothy Colorigh by Warranty Deed from Vaden Lackey, Jr., Trustee, dated April 15, 1965 and recorded August 23, 1965 in Book 3926, Page 792, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Judy L. Colorigh by Quitclaim Deed from Charles E. Colorigh, a widower, dated September 11, 2002 and recorded September 19, 2002 as Instrument No. 200209190114152, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Kevan Riley by Quitclaim Deed with Reservation of Life Estate from Judy Colorigh, a single person dated November 04, 2014 and recorded February 24, 2015 as Instrument No. 201502240015620, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Kevan Riley by Quitclaim Deed from Judy Colorigh, individually and as the sole heir of the Estate of Charles E. Colorigh dated November 25, 2015 and recorded December 29, 2015 as Instrument No. 20151229-0130377 in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 6438 Alessio Drive, Joelton, TN 37080

File Number: GRN-153902

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, has 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 our hands this .

Kevan Riley

STATE OF TENNESSEE

COUNTY OF Davidson

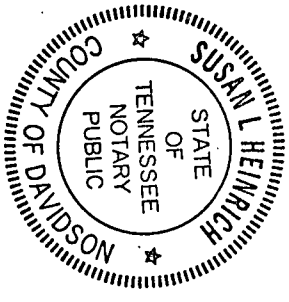
Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, Kevan Riley, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of November, 2015.

Notary Public

My Commission Expires: 4-10-18

(SEAL)



File Number: GRN-153902