WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160001035 DEEDWARR
Recvd: 01/06/16 09:35 2 pgs
Fees: 13.00 Taxes: 610.50

20160106-0001099

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of December, 2015.

Notary Public:

MY COMMISSION EXPIRES: 8/23/16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Danny L. McBee	Danny L. McBee	Parcel ID:
3033 Salls Rd.	3033 Salls Road	09507005600
Bainbridge, OH 45612	Bainbridge, OH 45612	

FOR AND IN 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

Yancy Riley and wife, Misty A. Riley

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Danny L. McBee and wife, Diana Kay McBee

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 Lot No. 196, on the Plan of Merry Oaks, of record in Book 1835, Pages 67 & 68, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Yancy Riley and Misty Riley by deed from Tracy Boyd and Gina Murphy Boyd, of record in Instrument 20050915-0111111, dated September 13, 2005, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 1855, Page 377 and Book 1876, Page 264, Register's Office for said County.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Book 1835, Page 67 and 68, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2311 Deerwood Drive, Nashville, TN 37214

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 our hands this 31st day of December, 2015.

Yancy Riley

Misty A. Riley

STATE OF TENNESSEE
COUNTY OF Davidson

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

Witness my hand and official seal at Nashville, Tennessee, this 31st day of December, 2015.

My Commission Expires: 3/10/19

Notary Public

