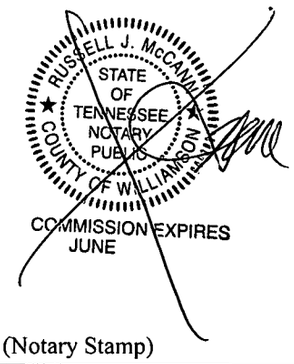
Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319



(Notary Stamp)

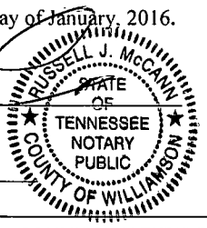
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $234,000.00

Affiant

Subscribed and sworn to before me, this 22nd day of January, 2016.

Notary Public



My commission expires:

BILL GARRETT, Davidson County
Trans:T20160007154 DEEDWARR
Recvd: 01/27/16 13:19 2 pgs
Fees:13.00 Taxes:865.80
20160127-0007910

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

COMMISSION EXPIRES JUNE 25, 2017

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Andrew Tseng Siao	**New Owner**	**Map/Parcel: 181-10-0-E-071.00CO**
212 Pennystone Circle		
Franklin, TN 37067		

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 ACKNOWLEDGE, I/WE,

Erin Kay Rieley, a married woman

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Andrew Tseng Siao

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS, SUCCESSORS 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. 71 as shown on the Plan of Phase One, Section Four, High Point, of record in Instrument No. 20130103-0000636, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description and accurate description.

Being the same property conveyed to Erin Kay Miller, an unmarried woman, by Warranty Deed, from Regent Homes, LLC, dated August 28, 2013, of record in Instrument No. 20130829-0091542, Register's Office for Davidson County, Tennessee. Erin Kay Miller has since married and is now known as Erin Kay Rieley.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Instrument No. 20130103-0000636, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Instrument No. 20110603-0042709, Instrument No. 20120119-0005431, Instrument No. 20120912-0082818, Instrument No. 20130820-0087853,Instrument No. 2014080-0071500 and Instrument No. 20150622-0059582, Register's Office for DAVIDSON County, Tennessee.
Charter for Homeowners Association of record in Instrument No. 20100113-0003233 and Instrument No. 20110603-0042709, Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement of record in Instrument No. 20090309-0020470, Register's Office for DAVIDSON County, Tennessee.
Sewer and Drainage Easement to Metro of record in Instrument No. 20090805-0073466, Register's Office for DAVIDSON County, Tennessee.
Easement for Detention / Water Quality & Drainage of record in Instrument No. 20090309-0020517 & Instrument No. 20090309-0020488, Register's Office for DAVIDSON County, Tennessee.
Easement to Comcast of record in Instrument No. 20090714-0065912, Register's Office for DAVIDSON County, Tennessee.

Sewer and Water Line Easement of record in Instrument No. 20110411-0027742, Register's Office for DAVIDSON County, Tennessee.
Access Easement of record in Instrument No. 20080214-0014939, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
Subject to rights of others in and to common areas / elements.
Subject to a lien for special assessment contained in DCCR's / Master Deed.
Subject to HOA, if any.
And this conveyance is subject to all other easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 5504 Prada Drive, Brentwood, TN 37027.

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 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 except as 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 hand(s) this 22nd day of January, 2016.

Erin K. Rieley
Erin Kay Rieley

*David J. Rieley, spouse of Erin Kay Rieley, joins in the execution of this instrument for the purpose of conveying his/her marital interests, if any, in subject property.

David J. Rieley

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Erin Kay Rieley and husband, David J. ~~Rieley~~ Rieley, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of January, 2016.

RUSSELL J. McCANN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: COMMISSION EXPIRES JUNE 25, 2017

File #: **150704JM**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027