Davidson County DEEDWARR
Recvd: 03/30/16 11:12 3 pgs
Fees:18.00 Taxes:1110.00
**20160330-0029922**

# WARRANTY DEED

BM16-0813

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF March, 2016.

Notary Public

MY COMMISSION EXPIRES: 3/20/18

(AFFIX SEAL)

WILLIAMSON COUNTY TENNESSEE NOTARY PUBLIC STATE OF TENNESSEE JO SMITHSON

**THIS INSTRUMENT WAS PREPARED BY**
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| The Riley Group, LLC | The Riley Group, LLC | |
| 5068 Four Seasons Rd. ~~813 West Hillwood (aka 826 Brook Hollow Road)~~ | (NAME) 5068 Four Seasons Rd ~~813 West Hillwood (aka 826 Brook Hollow Road)~~ | |
| Smithville, TN 37166 ~~Nashville, TN 37205~~ (ADDRESS) | Smithville, TN 37166 ~~Nashville, TN 37205~~ (ADDRESS) | 102-16-0-014.00 |
| (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, we MICHAEL MULLANEY AND WIFE, BARBRA MULLANEY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto THE RILEY GROUP, LLC, 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. 202 on the Plan of Horton Heights, Section A of record in Plat Book 2133, Page 71, 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 Michael Mullaney and wife, Barbra Mullaney by Warranty deed from Robert S. Cherry and wife, Jean B. Cherry of record in Book 8912, page 748, Register's Office for Davidson County, Tennessee, dated March 26, 1993 and recorded on April 09, 1993.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plat Book 2133, Page 71, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( X ) property, known as 813 West Hillwood (aka 826 Brook Hollow Road) , Nashville, Tennessee 37205
(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 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.

Witness my/our hand(s) this 28th day of March, 2016.

Michael Mullaney

Barbra Mullaney

STATE OF Tennessee
COUNTY OF Davidson

On this the 28th day of March, 2016, before me personally appeared Michael Mullaney and wife, Barbra Mullaney to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 28th day of March, 2016.

Notary Public

My Commission Expires: 2/21/2017

(SEAL)

ROBYN DUBRAY
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires

**RETURN TO:**
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959

# True Copy Certification

I, Cari Mule' do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Pam Smithson, a notary public for this county and state, Cari Mule', who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 03/20/2018

