Prepared by:

Stelterneler and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $252,000.00.

Theresa Masnik
Affiant



Subscribed and sworn to before me this 4th day of April, 2016.

Brenda Zitzman
Notary Public
My Commission Expires: 11-6-2017

Davidson County	DEEDWARR
Recvd: 04/04/16 16:03	3 pgs
Fees:18.00 Taxes:932.40	
20160404-0032106	

16-0146

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Theresa A. Masnik	Finworth Mortgage LLC, an Insbank Company	
4040 Barnes Cove Drive	2106 Crestmoor Road	173-09-0B-011.00-CO
Antioch, TN 37013-4459	Nashville, TN 37215	

WARRANTY DEED

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

Robert F. Riley III and Kelly Riley, husband and wife,

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

Theresa A. Masnik and Sarah E. Masnik, wife and wife as tenants by the entirety,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Section One, Barnes Cove, RS10 Cluster Lot Subdivision of record in Plat at Instrument No. 20020409-0043258, 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 Robert F. Riley, III and Kelly Riley by Warranty deed from Ryan M. Thompson and wife, Gia C. Thompson of record in Instrument No. 20060412-0042237 Register's Office for Davidson County, Tennessee, dated April 06, 2006 and recorded on April 12, 2006. (Value of consideration shown in aforementioned deed $221,900.00.) Being also known as 4040 Barnes Cove Drive Antioch, TN 370134459.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **4040 Barnes Cove Drive, Antioch, TN 37013-4459.**

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 4th day of April, 2016.

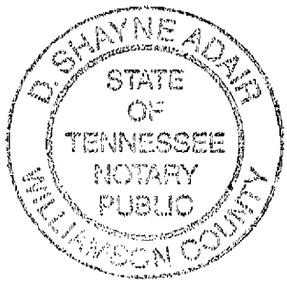
Robert F. Riley, III

Kelly Riley

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Robert F. Riley III and Kelly Riley**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 4th day of April, 2016.



D. Shayne Adair, Notary Public
State of Tennessee at Large
My Commission Expires: 06/24/18

Certificate of Authenticity

I, John Cobb Rochford, 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 herewith and that this a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Zitzman, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRENDA ZITZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 11-6-2017