WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $314,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of June, 2016

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Robert Allyn Rieger and Susan H. Rieger	Wintrust Mortgage	7 - 83
(NAME)	(NAME)	
1961 Tinnin Road	5900 Sepulveda Blvd., Ste 400	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Van Nuys, CA 91411	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20160582

For and 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, I/we, Bari A. Brooks and Barry W. Brooks , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Robert Rieger and Susan Rieger, husband and wife, 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. :

Certain real property situated in the 10th, formerly the 20th Civil District of Davidson County, Tennessee, being part of Lot No. 1 allotted to J. W. Tinnin in the partition of the lands of Josiah W. Tinnin, deceased of record in Book 112, Pages 595 and 596, Register's Office for said County, and described as follows, to-wit:

Beginning at a point in the center of a County Road, the southwest corner of said Lot No. 1, being also the southwest corner of a small tract of land conveyed to F. I. Bridges, by deed from David Smiley, Jr., of record in Book 29, Page 307, said Register's Office; thence easterly, with the center of said Road, 313.9 feet to the southwest corner of a 15 foot strip for a roadway conveyed to L. W. Denney, by deed from J. W. Tinnin and wife, of record in Book 519, Page 302, said Register's Office; thence North 2 deg. East, with westerly margin of said 15 foot strip, 676 ½ feet to the line of a tract of land owned by L.W. Denney; thence North 57 deg. West, with said Denney's southern boundary line, 238 feet to a stake; thence South 2 deg. West, 132 feet; thence North 88 deg. West, 75.9 feet; thence South 2 deg. West, 561 feet to the beginning, containing 5 acres, more or less.

Being the same property conveyed to Bari A. Brooks and Barry W. Brooks, Wife and Husband, by Warranty Deed from Kenneth Neal Pendley, Vivian Pendley Holliday, Delores Pendley Coleman and Vernon Lynn Pendley, dated August 21, 2015, and filed of record in Instrument 20150831-0087961, Register's Office for Davidson County, Tennessee.

This conveyance is made Subject to a 15 foot wide Easement for a roadway to provide ingress and egress as set out and described in Book 519, page 302, Register's Office for said county.

Unimproved ☐

This is improved ☒ property, known as 1961 Tinnin Road, Goodlettsville, TN 37072
(House No.) (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 GRANTEES, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

BILL GARRETT, Davidson County
Trans:T20160054341 DEEDWARR
Recvd: 06/27/16 08:39 2 pgs
Fees:13.00 Taxes:1161.80
20160627-0065026

Witness my hand this 21st day of June, 2016

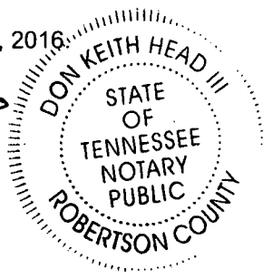
Bari A. Brooks

Barry W. Brooks

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Bari A. Brooks and Barry W. Brooks, 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, at office, this 21st of June, 2016.



Notary Public
My Commission Expires: 7/30/17