Prepared By and Return to:
Regal Title, LLC
125 N Church St
Murfreesboro, TN 37130

State of Tennessee
County of ~~Rutherford~~ Davidson
The actual consideration or value, whichever is greater, for this transfer is $300,100.00.

Affiant

File Number: 1605229

BILL GARRETT, Davidson County
Trans:T20160055495 DEEDWARR
Recvd: 06/29/16 13:28 2 pgs
Fees:13.00 Taxes:1110.37
20160629-0066420

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Subscribed and sworn to before me, this 28th day of June, 2016.

Notary Public
My Commission Expires: November 5, 2018

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Jessica Lynn Pyle	Bank of America	172120B165000
3428 Cobble St.	4500 Amon Carter Blvd.	
Nashville, TN 37211	Ft. Worth, TX 76155	

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Christopher L. Riley and wife, Andrea C. Riley, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Jessica Lynn Pyle and John Paul Pyle, wife and husband, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 543 on the Plan of Bradford Hills Section Ten of record in Plat Book 7900, Page 6, Amended in Book 7900, Page 495, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Christopher L. Riley and wife, Andrea C. Riley, by Warranty Deed from Elizabeth Wilson Belt and husband John L. Belt dated February 27, 2001, of record in Instrument No 20010302-0019459, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is _X_ improved ___unimproved property known as 3428 Cobble St., Nashville, TN 37211.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 28th day of June, 2016.

Christopher L. Riley

Andrea C. 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 Christopher L. Riley and Andrea C. Riley with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, TN, this 28th day of June, 2016.

Notary Public at Large
My Commission Expires: ~~10/24/17~~ AE
7/11/17

SASHA KNOWLES
STATE OF TENNESSEE
NOTARY PUBLIC
BEDFORD COUNTY
My Commission Expires 07-11-2017