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

(1)

WARRANTY DEED

EMILY BETTS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAR. 9, 2020

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $342,700.00

Christina Parker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF AUGUST, 2016.

Emily Betts
Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Erin K. Rieley and David J. Rieley	Erin K. Rieley and David J. Rieley	091 10-C 001.00
(NAME)	(NAME)	
5819 A Maxon Avenue	5819 A Maxon Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans: T20160068707 DEEDWARR
Recvd: 08/09/16 08:50 2 pgs
Fees: 13.00 Taxes: 1267.99
20160809-0082570

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, **Deep River Development, LLC,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Erin K. Rieley and David J. Rieley,** wife and husband, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Unit A as shown on Exhibit B of the Declaration of Covenants, Conditions and Restrictions for Homes at 5819 Maxon Avenue, a Horizontal Property Regime with Private Elements, as of record in Instrument No. 20150213-0013290, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said Unit.

Being part of the same property conveyed to Deep River Development, LLC, by Warranty Deed from Jimmie David Anderson, dated July 7, 2014, of record in Instrument No. 20140708*-0060046, Registers Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2016, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; Restrictive covenants contained in an instrument of record in Instrument No. 20150213-0013290; Restrictions for a Detached Structure of record in Instrument No. 20010424-0040298; All matters of record in Plat Book 332, Page 7 and Instrument No. 20150108-0002136; and By laws of record in Instrument No. 20150213-0013290, all matters appearing of record in the Register's Office for DAVIDSON County, Tennessee

unimproved ☐

This is improved ☑ property, known as 5819 A Maxon Avenue, Nashville, TN 37209
(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 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 my/our hands this 5 day of August, 2016.

DEEP RIVER DEVELOPMENT, LLC

Bryan D Spicer
Authorized Agent

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Bryan D. Spicer with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Authorized Agent of Deep River Development, LLC and that he as such Authorized Agent executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Authorized Agent.

WITNESS my hand and official at Franklin, Tennessee, seal this 5 day of August, 2016.

Notary Public
My Commission Expires: 6/4/17

File No.: 23219

VALERIE L. KANE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Comm. Expires
June 4, 2017