THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M165494

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is $219,000.00

Affiant

Subscribed and sworn to before me, this the 14th day of October, 2016.

Notary Public
My Commission Expires: 10/10/16

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans: T20160091756 DEEDWARR
Recvd: 10/18/16 11:09 2 pgs
Fees: 13.00 Taxes: 810.30
20161018-0109888

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Edward Christensen 2839 Pebble Creek Dr. Ann Arbor, MI 48108	new owner	044-15-0-162.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Mitzi C Riley, unmarried**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Edward Christensen, a married man and Jason Christensen, an unmarried man, as Tenants in Common with the Right of Survivorship,** 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:

Being Lot No. 248 on the Plan of Village of Old Hickory, Section "A", of record in Plat Book 1424, Page 68, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Mitzi C. Riley, unmarried by Deed from Christy L. Gifford, unmarried, recorded on the 31st day of March, 1999 in Deed Book 11408, Page 387, in the Register's Office of Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: 804 Cleves Street, Old Hickory, TN 37138

This conveyance is made subject to 1) Property taxes for the year 2016 are a lien due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of October, 2016.

Mitzi C Riley

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Mitzi C Riley**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 14th day of October, 2016.

DAVIDSON COUNTY
AMANDA VAUGHN
State of Tennessee Notary Public

Notary Public
My Commission expires:
5/5/2020