BILL GARRETT, Davidson County
Trans:T20160092822 DEEDWARR
Recvd: 10/20/16 14:04 2 pgs
Fees:13.00 Taxes:815.85
20161020-0111061

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr. Suite 290
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,500.00

Affiant

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th day of October, 2016

Notary Public
Commission Expires: 10-07-19

Address of New Owner	Send Tax Bills To:	Map & Parcel
Cheryl Riley 5044 Singing Hills Drive Antioch, TN 37013-5648	Peoples Home Equity, Inc. 170 N. Seven Oaks Knoxville, TN 37922	176-01-0A-002.00-CO

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, I/WE,

Clark and Huddleston Properties, LLC

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Cheryl Riley and Howard L. Riley, 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:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of The Estates of Hickory Woods of record in Plat at Instrument No. 20010412-0036163, 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 Adam L. Boyd and Konshawntas J. Boyd by Special Warranty deed from Secretary of Veterans Affairs of record in Instrument No. 20041020-0126053 Register's Office for Davidson County, Tennessee, dated September 20, 2004 and recorded on October 20, 2004. (Value of consideration shown in aforementioned deed $155,155.00)

Being the same property conveyed to Clark and Huddleston Properties, LLC by Warranty deed from Adam L. Boyd and Konshawntas Boyd of record in Instrument No. 20160531-0054372 Register's Office for Davidson County, Tennessee, dated May 25, 2016 and recorded on May 31, 2016. (Value of consideration shown in aforementioned deed $135,500.00)
Being also known as 5044 Singing Hills Drive, Antioch, Tennessee 37013-5648

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5044 Singing Hills Drive, Antioch, TN 37013-5648.

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

Dated this the 14th day of October, 2016.

Clark and Huddleston Properties, LLC
By: Todd Huddleston, Member

STATE OF TENNESSEE
COUNTY OF Putnam

Personally appeared before me, a Notary Public in and for said County and State, personally appeared Todd Huddleston with whom I am personally acquainted and who upon oath, acknowledged himself to be a member of Clark and Huddleston Properties, LLC, the within named bargainor, a corporation, and he as such member, being authorized so to do, executed the forgoing instruments for the purpose therein contained, by signing the name of the corporation by himself as a member.

Witness my hand and official seal at Cookeville, Tennessee this 14th day of October, 2016.

Myra T. Mabery
Notary Public
My Commission Expires: 3-19-2019

(Notary Seal)
MYRA T. MABERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF PUTNAM