(1)

BILL GARRETT, Davidson County
Trans:T20170006206 DEEDWARR
Recvd: 01/23/17 10:40 2 pgs
Fees:13.00 Taxes:1054.50
20170123-0007003

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $285,000.00.

Affiant

Subscribed and sworn to before me, this 17th day of January, 2017.

Notary Public

(Notary Stamp) MISTY M. THOMPSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 06-23-2019

My commission expires:

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Arthur Boll and Nancy Berge	Arthur Boll and Nancy Berge	054-13-0-050-00
3207 Lakeshore Drive	3207 Lakeshore Drive	
Old Hickory, TN 37138	Old Hickory, TN 37138	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Donald L Riis and wife, Sandra L Riis

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Arthur Boll and wife, Nancy Berge

(hereinafter called the "Grantee"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING the easterly part of the southerly part of Lot 17 of Section 1 on the plan of Life & Casualty Insurance Company's Subdivision of Dabbs and Elliotts property known as Dupontonia, as of record in Book 843, page 56, Register's Office for said County, described according to a survey by Z. J. Wilkinson, Surveyor, December 6, 1961, as follows: to-wit:

BEGINNING at an iron pin in fence line, corner to H. M. Bingham; running thence with the fence and the easterly line of Lot 17, South 0 deg. 02 min. West 248 feet to an iron pin at base of Hackberry, said iron pin being located 83.6 feet north of the original south corner of Lot 17; thence, North 35 deg. 25 min. West 224 feet, with a line 40 feet easterly of said center line, to an iron pin, corner of H. M. Bingham; thence, with Bingham's southerly line, North 63 deg. East 146 feet to the beginning.

BEING the same property conveyed to Donald L. Riis and wife, Sandra L. Riis by Warranty Deed from Clara L. Scott, unmarried of record in Book 9992, page 688, Register's Office for Davidson County, Tennessee, dated 03/25/1996 and recorded on 03/27/1996.

This is improved property known as 3862 Old Hickory Boulevard, Old Hickory, TN 37138.

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the year 2017, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on the Plan of record in Book 843, Page 56, the Register's Office for Davidson County, Tennessee.

3. Restrictions of record in Book 3375, page 65 and Book 975, page 289; easement for telephone and telegraph of record in Book 924, page 121; easement for sewer of record in Book 975, page 289; and all matters of record in Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 17th day of January, 2017.

Donald L Riis

Sandra L Riis

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Donald L Riis and Sandra L Riis, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 17th day of January, 2017.

Notary Public
My Commission Expires: 8.21.17

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

SolomonParks File No. 316382

SP 11/2015