BILL GARRETT, Davidson County
Trans:T20170015174 DEEDWARR
Recvd: 02/21/17 12:53 2 pgs
Fees:13.00 Taxes:685.24
20170221-0017253



WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,200.00

Affiant

Subscribed and sworn to before me, this 15TH DAY OF FEBRUARY, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Riley Hanratty, an unmarried woman	Riley Hanratty (NAME)	
4015 Brick Church Pike (ADDRESS)	4015 Brick Church Pike (ADDRESS)	041-100-001.00
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Nashville, TN 37207 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Steve Leftwich, one half interest (1/2) and Nancy L. Cooley, one half interest(1/2), hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Riley Hanratty, an unmarried woman, hereinafter called the Grantees, their heirs and assigns, that 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. 498 ON THE PLAN OF BELLSHIRE ESTATES, SECTION "B" OF RECORD IN PLAT BOOK 2331, PAGE (S) 128 AND 129, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.
SAID LOT FRONTS 240 FEET ON THE EAST SIDE OF BRICK CHURCH PIKE AND RUNS BACK 266.4 FEET ON THE NORTH LINE AND 202 FEET ON THE SOUTH LINE, TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 238 FEET.

BEING THE SAME PROPERTY CONVEYED TO STEVE LEFTWICH, ONE HALF INTEREST (1/2) AND NANCY L. COOLEY, ONE HALF INTEREST(1/2) BY QUITCLAIM DEED FROM SAMUEL W. LEFTWICH AND DOROTHY L. LEFTWICH, WIFE OF RECORD IN INSTRUMENT NO. 20131115-0118181 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBEJCT TO TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 4015 Brick Church Pike , Nashville, TN 37207
(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 hand(s) this 15th day of February, 2017.

WARRANTY DEED
(Continued)

Steve Leftwich

Nancy L. Cooley

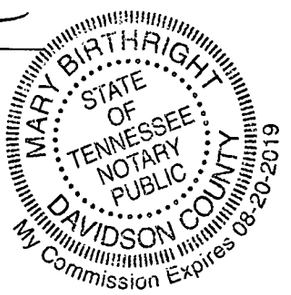
STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Steve Leftwich and Nancy L. Cooley, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th day of February, 2017.

Mary Birthright
Notary Public



My Commission Expires:

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072