BILL GARRETT, Davidson County
Trans:T20170029894 DEEDWARR
Recvd: 04/10/17 10:24 2 pgs
Fees:13.00 Taxes:643.80
20170410-0034694

State of Tennessee
County of Rutherford

The actual consideration or value, whichever is greater, for this transfer is $ 174,000.00.

Affiant

Subscribed and sworn to before me, this the 7th day of April, 2017.

Notary Public

My commission expires: 12/20/20
(AFFIX SEAL)

KAREE TINDALL
NOTARY PUBLIC STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Benjamin K. McDaniel, single man	First Community Mortgage 275 Robert Rose Dr Murfreesboro, TN 37129	**182-06-0A-387.00 CO**
9033 Ristau Drive		
Antioch, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
BRENDAN GANLEY AND TIFFANY GANLEY, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
BENJAMIN K. MCDANIEL, SINGLE MAN,

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot(s) 324, as shown on the map entitled Final Plat for Cluster Lot Subdivision, Old Hickory Hills, Phase Three, Section Two, of record as Instrument No. 20070516-0058484, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to BRENDAN GANLEY AND TIFFANY GANLEY, HUSBAND AND WIFE, by deed from PAULINE NORMAN, MARRIED AND NATALIE NORMAN MICHAELS, MARRIED, of record in Instrument No. 20141022-0097395, dated October 21, 2014, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 9033 Ristau Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 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.

Witness my/our hand(s) this 7th day of April, 2017.

BRENDAN GANLEY

TIFFANY GANLEY

State of Tennessee)
County of Davidson)

On this 7th day of April, 2017, before me personally appeared, **BRENDAN GANLEY AND TIFFANY GANLEY, HUSBAND AND WIFE,** to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument for the purpose therein contained, and who acknowledged the execution of the same to be their free act and deed.

My Commission Expires: 7/2/2020

Notary Public

LA RHONDA R POTTS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY