File No. 177072

WARRANTY DEED

EMILY MARGARET CROWDER
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF APRIL, 2017.

Notary Public

MY COMMISSION EXPIRES: 5-5-2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Venture Title, LLC
3027 Highway 31 W
White House, TN 37188
615-672-4343

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael S. Reilly and Emily R. Waisempacher	New Owner	034-09-0-046.00
(NAME)	(NAME)	
103 Monticello Avenue		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20170037925 DEEDWARR
Recvd: 05/04/17 11:13 2 pgs
Fees:13.00 Taxes:650.83
20170504-0044279

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE **APRIL MICHELLE TRAVIS, AN UNMARRIED WOMAN, AND JOHN EDWARD TRAVIS, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL S. REILLY AND EMILY R. WAISEMPACHER**, HEREINAFTER CALLED THE GRANTEE(S), 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. 3 on the plan of Gateway, Section 1, of record in Plat Book 3300, Pages 39 and 40, 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 April Michelle Travis, an unmarried woman, and John Edward Travis, an unmarried man, tenants in common with right of survivorship, by Warranty Deed from Jennifer Gomez Martinez, unmarried, dated June 6, 2016 and recorded June 13, 2016 in Instrument No. 20160613-0059370, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) the lien of taxes and assessments for the current year and subsequent years; (2) all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities; (3) all matters appearing on the Plan of record in Plat Book 3300, Pages 39 and 40, Register's Office for

Davidson County, Tennessee; (4) Restrictive Covenants of record in Book 3344, Page 582, Register's Office for Davidson County, Tennessee; and, (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as: 103 Monticello Avenue, Goodlettsville, Tennessee 37072

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(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 21 day of April, 2017.

April Michelle Travis

April Michelle Travis

John Edward Travis

John Edward Travis

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named APRIL MICHELLE TRAVIS AND JOHN EDWARD TRAVIS, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 21 day of April, 2017.

Commission expires: 3/18/19

Traci Pulley

Notary Public

TRACI PULLEY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY