WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170048765 DEEDWARR
Recvd: 06/08/17 09:27 2 pgs
Fees:13.00 Taxes:1017.13
20170608-0057365

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $274,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7TH DAY OF JUNE, 2017.

Notary Public

MY COMMISSION EXPIRES: 05-06-2019
(AFFIX SEAL)

PATRICIA HAGGARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-06-2019

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Alaina M. McAuliffe	Volunteer Mortgage Inc	161 06 0 165.00
(NAME) 625 Vivian Drive	(NAME) One Vantage Way Suite E240	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville, TN 37228	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Seventy-Four Thousand Nine Hundred And No/100 Dollars ($274,900.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Andrew Rish, an unmarried man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Alaina M. McAuliffe, an unmarried woman**, 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. 236 on the Plan of Huntington Park, Section Two, as of record in Book 4175, Page 108, 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 Andrew Rish, unmarried by Warranty Deed from John B. Joplin, Jr., unmarried dated May 11, 2012 and recorded May 14, 2012 in Instrument No. 20120514-0041337, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 625 Vivian Drive, Nashville, TN 37211

File Number: FRN-173775SSO

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, has 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 our hands this 7th day of June, 2017

Andrew Rish by Jordan T. Myers, Attorney in fact

Andrew Rish
By Jordan T. Myers as his Attorney-in-Fact

STATE OF Tennessee

County OF Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Jordan T. Myers, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Andrew Rish, as Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of Andrew Rish, for the purposes therein contained.

Witness my hand and official seal, this the 7th of June, 2017.

Notary Public

My Commission Expires: 5/6/19

(SEAL)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019

File Number: FRN-173775SSO