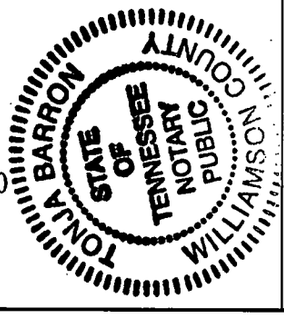
WARRANTY DEED

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-35448



State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF JUNE, 2017.

Notary Public

MY COMMISSION EXPIRES: 10/31/2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Cynthia L. Yeager and Kevin P. Yeager	New Owner	009000136.00
(NAME)	(NAME)	
7743 Strawberry Hill Road		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Riverside Dev., LLC, a Tennessee Limited Liability Company,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Cynthia L. Yeager and Kevin P. Yeager, wife and husband,** 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:

Being Lot No. 1 on the Plan of Charles A. Hampton Property, of record in Book 5060, Page 79, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Riverside Dev., LLC by deed dated February 11, 2014 from Cinthya Candelaria Ortiz, as Trustee of Joelton Preservation Trust No. SH7743, of record in Instrument No. 20140219-0014027, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 7743 Strawberry Hill Road, Goodlettsville, TN 37072
(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.

BILL GARRETT, Davidson County
Trans:T20170048861 DEEDWARR
Recvd: 06/08/17 10:46 2 pgs
Fees:13.00 Taxes:925.00
20170608-0057484

Witness my/our hands this 5th day of June, 2017.

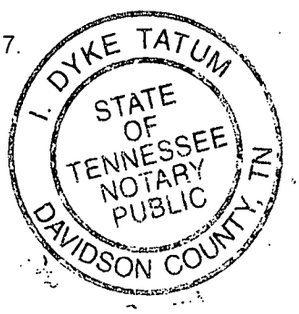
Riverside Dev, LLC

By: Matthew A Devasher Managing Member
Matthew A. Devasher, Managing Member

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, **Matthew A. Devasher** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be **Managing Member** of Riverside Dev., LLC and that he as such **Managing Member** executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as **Managing Member**.

WITNESS my hand and seal this 5th day of June, 2017.



Notary Public I. Dyke Tatum
My Commission Expires: May 03, 2021

File No. 17-Yeager