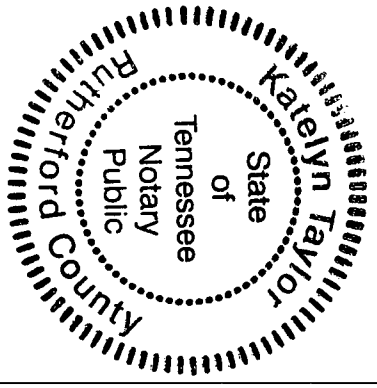
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $194,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16 day of June, 2017.

Notary Public

MY COMMISSION EXPIRES: 11/17/19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Charity H. Riley	SAME	108 15 0A 013.00
(NAME) 716 Woodcraft Drive	(NAME) 9311 San Pedro #100	
(ADDRESS) Nashville, TN 37214	(ADDRESS) San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Ninety-Four Thousand And No/100 Dollars ($194,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Ashley A. Barber fka Ashley A. Taylor and Andy Barber, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Charity Harveyetta Riley, married woman**, hereinafter called the Grantee, her 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. 13 on the Plan of Percy Priest Woods Subdivision, Revision of Cheswicke Park P. U. D. of record in Plat Book 9700, Page 384, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description of said lot.

Being the same property conveyed to Ashley A. Taylor, an unmarried woman by Warranty Deed from Gary A. Bryant and Rebecca J. Bryant, husband and wife dated November 10, 2009 and recorded November 19, 2009 as Instrument No. 20091119-0106345, in said Register's Office for Davidson County, Tennessee. Ashley A. Taylor and Ashley A. Barber is one and the same person.

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.

BILL GARRETT, Davidson County
Trans:T20170053525 DEEDWARR
Recvd: 06/22/17 10:57 2 pgs
Fees:13.00 Taxes:717.80
20170622-0062904

File Number: MFR-173671SSO

unimproved ☐
This is improved ☒ property, known as 716 Woodcraft Drive, Nashville, TN 37214

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.

Andy Barber, spouse of Ashley A. Taylor, hereby joins in this conveyance to convey any and all right, title, claim and interest he may have in and to said property, marital or otherwise.

Witness our hands this 20th day of June, 2017.

Ashley A. Taylor Barber

Andy Barber

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Ashley A. Barber fka Ashley A. Taylor and Andy Barber, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of June, 2017.

Notary Public

My Commission Expires: 9-20-20

(SEAL)



File Number: MFR-173671SSO