BILL GARRETT, Davidson County
Trans:T20170066041 DEEDWARR
Recvd: 08/01/17 14:27 2 pgs
Fees:13.00 Taxes:711.51
20170801-0078144

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $192,300.00.

Affiant

Subscribed and sworn to before me, this 24th day of July, 2017.

Notary Public

My commission expires: 10/2/17

MICHELLE W. LOCKE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

(Notary Stamp)

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
415 Main Street, Franklin, TN 37064

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Tim Riehl and Alicia Riehl	USAA	064-09-0-229.00
4317 Brackenwood Drive	9800 Fredericksburg Rd	
Old Hickory, TN 37138	San Antonio, TX 78288	

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, we,

Colleen G. Abbott and husband, Ryan Abbott

(hereinafter called the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto

Timothy Riehl and Alicia Riehl, husband and wife

(hereinafter called the "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 69 on the Plan of Southfork, Section One of record in Plat Book 6250, Page (s) 384 and 385, 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 Colleen J. Gleason, an unmarried woman by Warranty deed from Amy C. Robertson, married of record in Instrument No. 20060428-0049077 Register's Office for Davidson County, Tennessee, dated April 25, 2006 and recorded on April 28, 2006.

BEING the same property conveyed to Colleen G. Abbott and husband, Ryan Abbott by Quitclaim deed from Colleen J. Gleason, an unmarried woman (n/k/a Colleen G. Abbott) of record in Instrument No. 20120405-0029379 Register's Office for Davidson County, Tennessee, dated March 27, 2012 and recorded on April 05, 2012.

This is **improved** property known as **4317 Brackenwood Drive, Old Hickory, TN 37138.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

GRANTORS COVENANT with the said Grantees that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

IN WITNESS WHEREOF the Grantors have hereunto executed this instrument on this the 24th day of July, 2017.

Colleen G. Abbott

Ryan Abbott

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Colleen G. Abbott and Ryan Abbott, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 24th day of July, 2017.

Notary Public

My Commission Expires: 10/2/17

MICHELLE W. LOCKE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SolomonParks File No. 5017252