WARRANTY DEED

May 1

Security Title & Escrow Company, LLC
1517 Hatcher Lane, Ste.A
Columbia, TN 38401

Bill Garrett Davidson County
Batch# 8284 DEEDWARR
10/04/2017 10:36:54 AM 2 pgs
Fees: $13.00 Taxes: $4,976.50

20171004-0101754

STATE OF TENNESSEE
COUNTY OF Maury

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,345,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF OCTOBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 3/21/2018
(AFFIX SEAL)

KIM SWANNER
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires MARCH 21, 2018

THIS INSTRUMENT WAS PREPARED BY
Laura Perry, Homeland Title, LLC, 1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF17-080404

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Rodney E. Rishel, Jr. and Melanie Rishel	Same	
(NAME)	(NAME)	144-11-0-001.00
2140 Timberwood Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Million Three Hundred Forty-Five Thousand And No/100 Dollars ($1,345,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, BLAIR A. GARNER AND ERIC GARNER, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RODNEY E. RISHEL, JR. AND MELANIE RISHEL, HUSBAND AND WIFE, 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. 5 on the Plan of Highland Court, of record in Plat Book 2330, Page 82, 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 Blair Garner, unmarried and Jason Briggs, unmarried, as tenants in common with right of survivorship by Warranty Deed from W & N Investments, LLC, a Tennessee limited liability company, of record in Instrument No. 20090219-0014449, Register's Office for Davidson County, Tennessee, dated February 12, 2009 and recorded on February 19, 2009.

Being the same property conveyed to Blair A. Garner by Quitclaim Deed from Jason Robert Briggs-Garner, of record in Instrument No. 20100727-0058830, Register's Office for Davidson County,

Tennessee, dated June 10, 2010 and recorded on July 27, 2010.

Eric Garner, spouse of Blair A. Garner, joins in this conveyance to convey any marital interest if any.

unimproved ☐
This is improved ☒ property, known as 2140 Timberwood Dr., Nashville, TN 37215
(House No.) (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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Blair A. Garner and Eric Garner this 2 day of October, 2017.

Blair A. Garner

Eric Garner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 2nd day of October, 2017, before me personally appeared Blair A. Garner and Eric Garner, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the2nd day of October, 2017.

Deanna L Cooper
Notary Public

My Commission Expires: 5/13/2020

(SEAL)

DEANNA L COOPER
STATE OF TENNESSEE
NOTARY PUBLIC
MARSHALL COUNTY