Bill Garrett Davidson County
Batch# 23277 DEEDWARR
11/07/2017 01:02:03 PM 2 pgs
Fees: $13.00 Taxes: $825.10

20171107-0114649

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $223,000.00.

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 3rd day of November, 2017.

My commission expires: 1/17/21 NOTARY PUBLIC

JOHN T. COOK NOTARY PUBLIC TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
David Reichert and Davina Lee Sprinkle	Pinnacle Bank	097020A07400CO
(NAME)	(NAME)	
1422 Riverbrook Drive	150 3rd Avenue South Suite 900	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Nashville, TN 37201	

Warranty Deed

For and in Consideration of the sum of $223,000.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Michele Riley and Robert D. Riley, wife and husband,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **David Reichert, an unmarried man and Davina Lee Sprinkle, an unmarried woman, joint tenants with right of survivorship**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 74 on the Plan of Villages of Riverwood, Phase One, Section One, Revision One of record in Plat Instrument No. 20080723-007557, and a Surveyor's Certificate of Correction of record in Instrument No. 20081105-0110185, 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 Michele Riley and Robert D. Riley, wife and husband by deed from Brandi Kitchen n/k/a Brandi Craig and Trent Craig, wife and husband, of record in Instrument No. 20151001-0099943, said Register's Office.

This property is __unimproved _X_improved property known as: 1422 Riverbrook Drive, Hermitage, TN 37076.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office

of the Register of Deeds where the real property is situated.

Witness our hands this 3rd day of November, 2017.

Michele Riley

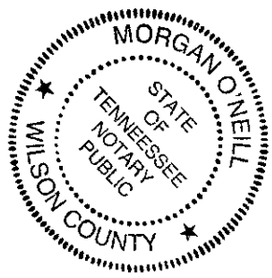
Robert D. Riley

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michele Riley and Robert D. Riley, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd day of November, 2017.

Notary Public
My Commission Expires: 3-27-18



After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122