17-0499

Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Bill Garrett Davidson County
Batch# 33343 DEEDWARR
12/05/2017 12:02:47 PM 2 pgs
Fees: $13.00 Taxes: $980.50

20171205-0123971

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $255,000.00

Affiant

Subscribed and sworn to before me, this 1st day of December 2017.

Notary Public
My commission expires: 6-22-2021

BRYAN L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Loyd D Rieves	Community Mortgage LLC	098 01 0 013.00
4080 Port Cleburne Court	19045 E Valley View Pkwy #F	
Hermitage TN 37076	Independence, MO 64055	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Patrick C. McBride a married person hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Joy D. Rieves and Loyd N. Rieves, wife and husband hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 57 on the Plan of Section One Lake Park Subdivision of record in Book 4175 Page 134-135 Register's Office for Davidson County, Tennessee tow chi plan reference is hereby made for a more complete and accurate description

Being the same property conveyed to Patrick C. McBride by deed from Brian D. Williams and wife Janna L. Williams of record in Instrument No 20050712-0080724 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2018 taxes, a lien which are not yet due and payable. 2) All matters appearing on the plan of Section One Lake Park Subdivision of record in Book 4175 Page 134-135 Register's Office for Davidson County, Tennessee 3) Restrictions of record in Book 4429 Page 577 and Book 4516 Page 751, Register's Office for County, Tennessee

This property is improved property known as 4080 Port Cleburne Court, Hermitage, Tennessee 37076

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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.

WITNESS my hand this 1ST day of December, 2017.

Patrick C. McBride

Melissa M. McBride

Joins in this conveyance to convey any marital interest she may have

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Patrick C. McBride and Melissa M. McBride, the bargainor(s), 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.

Witness my hand and official seal at Hermitage, Tennessee, this 1ST day of December, 2017.

Notary Public

My Commission expires: 6-20-2021

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 10325