This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

Bill Garrett Davidson County
Batch# 61628 DEEDWARR
02/22/2018 01:58:33 PM 2 pgs
Fees: $13.00 Taxes: $566.10
20180222-0017022

ADDRESS NEW OWNER:
Daniel E. Riley & Janet Riley
526 Bradburn Village Circle
Antioch, TN 37013

Mailing Address:
8518 N. W. Beech St.
Kansas City, MO 64153

SEND TAX BILL TO:
Castle & Cooke Mortgage
13751 S. Wadsworth Park Dr
Ste 101
Draper, UT 84020

MAP/PARCEL 164-06-0B-085.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Robert E. McClellan, Jr., married, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Daniel E. Riley and Janet Riley, husband and wife, hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 128 on the plan of The Townhomes of Bradburn Village, as shown on Exhibit "A-1" of the Amended and Restated Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20070817-0098536, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Robert E. McClellan, Jr. by Warranty deed from Beazer Homes Corp., a Tennessee Corporation of record in Instrument No. 20080903-0089919 Register's Office for Davidson County, Tennessee, dated August 28, 2008 and recorded on September 03, 2008.

Michele M. McClellan, the spouse of Robert E. McClellan, Jr., joins in this conveyance to convey any and all right, title, or interest she may have in the above described property by virtue of being the spouse of Robert E. McClellan, Jr.

This is improved property known as: **526 Bradburn Village Circle, Antioch, Tennessee 37013**

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do 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.

Possession to be given 16th day of February, 2018.

WITNESS MY HAND on this the 16th day of February, 2018

Robert E. McClellan, Jr.

Michele M. McClellan

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Robert E. McClellan, Jr. and Michele M. McClellan,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 16th day of February, 2018.

NOTARY PUBLIC

My Commission Expires: 10-07-19

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is $153,000.00.

AFFIANT

Subscribed and sworn to before me this the 16th day of February, 2018.

NOTARY PUBLIC

My Commission Expires: 10-07-19

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No: 180031