STATE OF Tennessee
COUNTY OF Davidson

Bill Garrett Davidson County
Batch# 116262 DEEDWARR
07/13/2018 11:14:38 AM 2 pgs
Fees: $13.00 Taxes: $925.00
20180713-0068128

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF July 2018.

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public
MY COMMISSION EXPIRES: 3/21/22
File No. 18-2279D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Joy E. Conkwright, unmarried	New Owner	022 00 0 054.00 & 022 00 0 055.00
(NAME)	(NAME)	
P.O. Box 384 ~~2966 Claylick Road~~	"	
(STREET ADDRESS)	(STREET ADDRESS)	
Joelton, TN 37080 ~~Whites Creek, TN 37189~~	"	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Randall Riley, Executor for the Estate of Richard C. Riley**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joy E. Conkwright, unmarried**, 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:

TRACT I:
A tract of land in the 14th Civil District of Davidson County, Tennessee, described as follows:

Commencing at the corner of Carney Boyd and R.C. Riley's property and running East 297 feet to a rock pointer, at the Trawick line, then running south 84 feet in the line with the Trawick line to the center of the Claylick Road, then running West from the point in the center of said road 310 feet to Boyd's line, and in the center of said road, then running 23 feet North from center of said road in line with Boyd line to the beginning of this tract.

BEING the same property conveyed to Richard C. Riley and wife, Geraldine Riley from Harry Riley and wife, Elsie Mai Riley, by Deed dated December 18, 1948, in Book 1677, Page 243, in the Register's Office for Davidson County, Tennessee.

The said Geraldine Riley died on September 6, 1969, leaving title vested in Richard C. Riley as surviving tenant by the entirety.

The said Richard C. Riley having since died testate on February 10, 2017.
Pursuant to Order to Admit Last Will and Testament to Probate and for Issuance of Letters Testamentary, Docket No. 18P764, in the Circuit Court for Davidson County, Tennessee, said Order appointed Randall Riley as Executor for the Estate of Richard C. Riley and authority the authority to sell subject property.

TRACT II:
Land in the 1st, formerly the 14th, formerly the 24th Civil District of said County and State, being Lot no. 7 on the unrecorded subdivision of the Grover C. Carney property, and described according to a survey made by J. J. Carney, Surveyor, Oct. 3, 1961, as follows:

Beginning in the center of Claylick Road at the southeast corner of the property conveyed to B. L. Reding, of record in Book 3679, page 395, Register's Office for said County; thence northerly 273 feet, thence South 86 degrees 100 feet; thence southerly 273 feet to the center of Claylick Road; thence with the center of the same, North 86 degrees West 100 feet.

BEING the same property conveyed to Richard C. Riley from B. L. Reding and wife, Elizabeth F. Reding, by Warranty Deed dated April 20, 1974, in Book 4811, page 589, in the Register's Office for Davidson County, Tennessee.

The said Richard C. Riley died testate on February 10, 2017.
Pursuant to Order to Admit Last Will and Testament to Probate and for Issuance of Letters Testamentary, Docket No. 18P764, in the Circuit Court for Davidson County, Tennessee, said Order appointed Randall Riley as Executor for the Estate of Richard C. Riley and the authority to sell subject property.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the land.

2. Restrictions as recorded in Book 3284, page 289, Register's Office for Davidson County, Tennessee.

The 2017 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 2966 Claylick Road, Whites Creek, TN 37189.

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. Whenever 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/our hand(s) this 5th day of July, 2018.

THE ESTATE OF RICHARD C. RILEY

By: Randall Riley Executor
Randall Riley, Executor

July 05, 2018
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Randall Riley, Executor for the Estate of Richard C. Riley, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Executor of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 5th day of July, 2018.

My Commission Expires: 3/24/22

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:
SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066