Bill Garrett Davidson County
Batch# 119164 DEEDWARR
07/23/2018 10:35:04 AM 2 pgs
Fees: $13.00 Taxes: $825.10
20180723-0071380

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

ADDRESS NEW OWNER:
Michael A. Riley
Ashlee E. Riley
4825 Everest Drive
Old Hickory, TN 37138

SEND TAX BILL TO:
Franklin American Mortgage Company
6100 Tower Circle, Ste. 600
Franklin, TN 37067

MAP/PARCEL 065-09-0-032.00

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, **Leah D. Gott and Eric J. Gott, Wife and husband, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Ashlee E. Riley and Michael A. Riley, wife and husband, 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 Lot No. 65 on the Plan of Section Three Sherwood Forest of record in Plat Book 4460, Page 81, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 65 fronts 75.00 feet on the Southeasterly margin of Everest Drive and extends back 140.14 feet on the Northeasterly line and 140.16 feet on the Southwesterly line to a dead line in the rear measuring 75.00 feet thereon.

Being the same property conveyed to Leah D. Gott and Eric J. Gott, wife and husband by Warranty deed from Kenneth C. Jones and wife, Heather C. Jones of record in Instrument No. 20170719-0072829 Register's Office for Davidson County, Tennessee, dated July 14, 2017 and recorded on July 19, 2017.

This is improved property known as: **4825 Everest Drive, Old Hickory, Tennessee 37138.**

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 20th day of July, 2018.

WITNESS MY HAND on this the 20th day of July, 2018

Leah D. Gott

Leah D. Gott

ERIC GOTT

Eric J. Gott

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Leah D. Gott and Eric J. Gott,** 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 20th day of July, 2018.

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10-01-19

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $223,000.00.

AFFIANT

Subscribed and sworn to before me this the 20th day of July, 2018.

NOTARY PUBLIC

My Commission Expires: 5-2-22

ZAMA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

File No: 180495