Bill Garrett Davidson County
Batch# 123982 DEEDWARR
08/02/2018 10:15:13 AM 2 pgs
Fees: $13.00 Taxes: $688.20
20180802-0075685

WARRANTY DEED

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $186,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th day of July 2018.

Notary Public

MY COMMISSION EXPIRES: 10-07-19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AFTER RECORDING TO
Foundation Title and Escrow Series, LLC, 541 N. Mt. Juliet Rd, Suite 202, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Melissa E. Riley	Peoples Home Equity	163 16 0C 210.00
(NAME)	(NAME)	
2217 Smedley Lane, Unit 210	8351 E. Walker Springs Lane #200	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Knoxville TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Eighty-Six Thousand And No/100 Dollars ($186,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Pearlie M. Hilson**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Melissa E. Riley, an unmarried woman**, 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:

Land in Davidson County, Tennessee, being Lot No. 210 on the Plan of Matlock, Phase 2-A, of record in the Master Deed of Matlock Townhomes recorded as Instrument No. 20070502-0052533 and amended in Instrument 20070509-0055599 & 20070705-0080103 & 20100122-0005543 & 20100503-0033517 & 20111228-0101458, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Pearlie M. Hilson by Warranty Deed from J2K Builders, LLC dated January 30, 2012 and recorded February 6, 2012 as Instrument No. 20120206-0010344, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2217 Smedley Lane, Unit 210, Antioch, TN 37013

File Number: JAK-185336SSO

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, has 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. 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 our hands this 27th day of July, 2018

Pearlie M. Hilson

Pearlie M. Hilson

STATE OF TENNESSEE

COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Pearlie M. Hilson, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

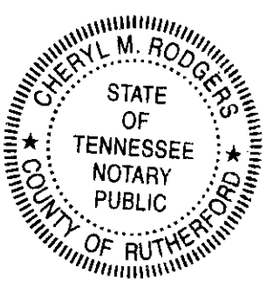
Witness my hand and official seal, this the 27th of July, 2018.

Cheryl M Rodgers

Notary Public

My Commission Expires: 12-22-19

(SEAL)



File Number: JAK-185336SSO