PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

Karen Y Johnson Davidson County
Batch# 153254 DEEDWARR
10/22/2018 03:05:58 PM 2 pgs
Fees: $13.00 Taxes: $1,942.50
20181022-0104669

W & I Ref: (DM) Title No.: 60150
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Robert Milton Riley, IV Lindsay Byrd Riley 214 Cherokee Road Nashville, TN 37205	Legacy Home Loans LLC 8119 Isabella Lane Ste 105 Brentwood, TN 37027

TAX MAP PARCEL NUMBERS: 10312005700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$525,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Robert M. Riley, III and Laura B. Riley, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Robert Milton Riley, IV and Lindsay Byrd Riley, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 38 Block "I" on the Plan of Cherokee Park, Third Section of record in Book 843, pages 2 and 3, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert M. Riley, III and Laura B. Riley, husband and wife by Warranty Deed from Caroline Dean and Rascoe Dean, wife and husband, dated March 28, 2018 and recorded on March 28, 2018 of record in Instrument No. 20180328-0029141, Register's Office for Davidson County, Tennessee. And being the same property conveyed to Caroline Lee Dashiell and Rascoe Dean, wife and husband by Warranty Deed from Timothy E. McFadden and Lisa M. McFadden, husband and wife of record in Instrument No. 20140827-0078234, dated August 22, 2014, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2019, and subsequent years; The Plan, with Owner's Certificate, of record in Book 843, pages 2 and 3, said Register's Office, which Plan shows a 35, foot minimum building setback line from Cherokee Road.

This is improved property, known as 214 Cherokee Road, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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 FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 19th day of October, 2018.

Robert M. Riley, III

Laura B. Riley

State of Tennessee

County of Davidson

On this 19th day of October, 2018, before me the undersigned authority, personally appeared Robert M. Riley, III and Laura B. Riley, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $525,000.00.

Affiant

Sworn and subscribed before me this 19th day of October, 2018.

Notary

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019