WARRANTY DEED

Karen Johnson Davidson County
Batch# 193272 DEEDWARR
02/08/2019 09:31:51 AM 2 pgs
Fees: $13.00 Taxes: $675.25

20190208-0012130

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $182,500.00.

Heather L Cox
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF FEBRUARY, 2019.

Notary Public

My Commission Expires: 3/2/21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
James J. Riley and Jaime L. Riley	Ameris Bank	
845 Loretta Drive (NAME) ~~1617 Lincoya Bay Drive~~	1800 Parkway Place, Ste 820 (NAME)	**109-05-0D-073.00-CO**
Goodlettsville, TN 37072 (ADDRESS) ~~Nashville, TN 37214~~	Marietta, GA 30067 (ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BRIGIT N. RICHMOND, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAMES J. RILEY AND JAIME L. RILEY, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain Tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 1617, in The Cottages at Williams Bend, a Private Element Horizontal Property Regime, a Planned Unit Development, located on Lincoya Bay Drive, Nashville, Davidson County, and described in a Declaration of Covenants, Conditions and Restrictions and By-Laws for The Cottages at Williams Bend, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20040628-0076712 and Supplementary Declarations of record in Instrument No. 20041028-0129585 and in Instrument No. 20050923-0114373, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the units, property, co-owners, and tenants of The Cottages at Williams Bend, a Private Element Horizontal Property Regime, contained in the said Declaration, the Plan filed as Exhibit "C" of the Supplementary Declaration appearing in Instrument No. 20041028-0129585 and amended in Instrument No. 20050923-0114373, said Register's Office, are incorporated in this Deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Brigit N. Richmond, unmarried by Warranty Deed from Daryl R. Farler and wife, Chevonne Farler of record in Instrument No. 20080219-0016204 Register's Office for Davidson County, Tennessee, dated February 14, 2008 and recorded on February 19, 2008. The herein described property is not now nor ever has been the principal place of residence of the grantors spouse herein.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- All matters shown on the Plan of record as Instrument Number 20000918-0092189, Register's Office of Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20040628-0076712 and amended in Instrument No. 20041028-0129585 and Instrument No. 20050923-0114373, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Instrument Number 20040628-0076712, in the Register's Office for Davidson County, Tennessee.
- Sewer Easement of record in Book 5406, Page 470 and Book 7121, Page 169, in the Register's Office for Davidson County, Tennessee.
- Access Easement Agreement of record in Book 6185, Page 216, Book 7498, Page 726, Instrument No. 20000331-0032369 and Instrument No. 20021204-0145457, in the Register's Office for Davidson County, Tennessee.
- Deed to HOA of record in Instrument Number 20061229-0161141 and in Instrument No. 20061229-0161140, in the Register's Office for Davidson County, Tennessee.
- HOA Charter of record in Instrument Number 20060314-0028980, in the Register's Office for Davidson County, Tennessee.

19-4255

- Easement to Comcast of Nashville I UC of record in Instrument Number 20130517-0050096, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1617 Lincoya Bay Drive, Nashville, Tennessee 37214**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 7th DAY OF FEBRUARY, 2019.

Brigit N. Richmond

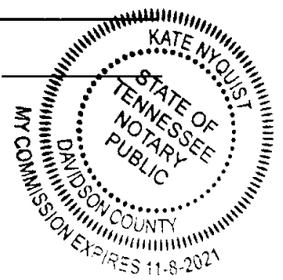
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRIGIT N. RICHMOND, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th of February, 2019.

Kate Nyquist

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212