WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $262,000.00.

Affiant

Subscribed and sworn to me 03/29/19.

NOTARY PUBLIC
My Commission Expires:

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 212547 DEEDWARR
04/02/2019 08:42:35 AM 2 pgs
Fees: $13.00 Taxes: $969.40

20190402-0029470

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Jill Suzanne Rider Bryan Michael Rider 224 Fairway Drive Nashville, TN 37214	New Owner	09503010100

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Travis D. Treece and Ashley W. Treece, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Jill Suzanne Rider and Bryan Michael Rider, wife and husband, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot 174, SECTION ONE, MERRY OAKS, as shown on plat of record in Plat Book 1835, Pages 67 and 68, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to Travis D. Treece and Ashley W. Treece, husband and wife, by Warranty Deed from Cathy Young, Executrix of the Estate of Nancy Faye McClure, dated May 21, 2013, of record in Instrument No. 20130522-0051936, Reigster's Office for Davidson County, Tennessee.
>
> This is improved property known as 224 Fairway Drive, Nashville, Tennessee 37214.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 hand and official seal on 03/29/19.

Travis D Treece

Travis D Treece

Ashley W Treece

Ashley W Treece

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 03/29/19, before me personally appeared Travis D Treece and Ashley W Treece, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 03/29/19.

Morgan Harrison
State of Tennessee Notary Public
Davidson County

Morgan Harrison

NOTARY PUBLIC

My Commission Expires: 11-08-2021