FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF Sumner THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **317,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **06/14/2019** Notary Public MY COMMISSION EXPIRES: 3-2-2021 (AFFIX SEAL)

ANN ELISE WALSTON — STATE OF TENNESSEE NOTARY PUBLIC — COUNTY OF SUMNER — My Comm. Expires

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE

2506 N. Mt. Juliet Rd, Mt. Juliet, TN 37122
File #19-2282

Karen Johnson Davidson County
Batch# 243714 **DEEDWARR**
06/17/2019 09:57:24 AM 2 pgs
Fees: $13.00 Taxes: $1,172.90

20190617-0057776

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bradley L. Riley and Katherine Bennett-Riley	Citibank, N.A.	**053-03-0-418**
(NAME) **1407 Turner Street**	(NAME) 1000 Technology Drive MS 945	
(ADDRESS) **Old Hickory, TN, 37138**	(ADDRESS) O'Fallon, MO 63368-2240	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Douglas C. Smith and Tammy Smith, husband and wife,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bradley L. Riley and Katherine Bennett-Riley, husband and wife,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 131 on the Plan of Section B, Village of Old Hickory of record in Plat Book 1424, Page 67, 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. 131 fronts 55 feet on the easterly side of Turner Street and extends back 81.5 feet

on the Northerly line and 103.7 feet on the Southerly line. to a dead line. measuring 60.5 feet thereon.

Being the same property conveyed to Douglas C. Smith and Tammy Smith, Husband and Wife by Deed dated May 17, 2017 from Kyle A. Richerson and Lindsay N. Richerson, Husband and Wife, recorded May 23, 2017, in Instrument Number 20170523-0050949, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **1407 Turner Street, Old Hickory, TN 37138**
(House Number) (Street) (City, State) (Zip)

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), his/her/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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the **14th** day of **June,2019**.

Douglas C. Smith

Tammy Smith

STATE OF **TENNESSEE**
COUNTY OF Davidson

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Douglas C. Smith and Tammy Smith** with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **14th** day of **June, 2019**.

NOTARY PUBLIC

My Commission Expires: 10/24/20

MICHELE MAZZANTI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY