Karen Johnson Davidson County
Batch# 270782 DEEDWARR
08/13/2019 10:40:30 AM 3 pgs
Fees: $18.00 Taxes: $999.00
20190813-0080606

WARRANTY DEED

JAMIE MOONEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 270,000.00
Affiant
SUBSCRIBED AND SWON TO BEFORE ME, THIS THE 8th DAY OF August, 2019
Notary Public
MY COMMISSION EXPIRES: 12/18/2021
(Affix Seal)

THIS INSTRUMENT WAS PREPARED BY:
Creekside Title & Escrow, LLC, 104 Cherokee Road, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary McKenize Glenn	Stifel Bank & Trust	**172 – 8B – 74.00**
1721 Champions Dr	12655 Olive Rd. 2nd. 250	
Nashville, Tn 37211 (CITY) (STATE) (ZIP)	St. Louis, MO 63141 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,WE, **DEREK PAUL RIETHMEIER AND IRIS LISBETH RIETHMEIER, HUSBAND AND WIFE** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY **UNTO MARY MCKENZIE. GLENN, A SINGLE PERSON** 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:

The following is provided as an accommodation for informational purposes only and no insurance is provided over the following property address:. Said property is being described as follows:

Land in Davidson County, Tennessee, Being Lot 74, as shown on the map entitled Bridle Downs, Phase Two, of record in Plat Book 7900, page 241, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Derek P Riethmeier and wife Iris L Riethmeier by Warranty Deed from Lamar B Sentell and wife Kara-Jayne Sentell dated 11/14/14 and filed for record on 11/18/14 of record in Book 20141118O106166, said Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium plats, assessments, covenants, bylaws, restrictions, declarations and easements of record (4) building restrictions, and (5) other matter of public record in the said Register's Office for said County.

This is: Unimproved ( )
Improved (X) Property, known as **1721 CHAMPIONS DRIVE, NASHVILLE, TN 37211**
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, 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, 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 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 8th day of August 2019 .

DEREK PAUL RIETHMEIER

IRIS LISBETH RIETHMEIER

STATE OF TENNESSEE
COUNTY OF SUMNER

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

Witness my hand and official seal this 8 day of Aug 2019

Commission Expires: 3/2/21

Notary Public

M TODD CATHEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned a Notary Public within and for the State and County aforesaid personally appeared Derek P. Riethmeier and Iris L. Riethmeier with whom I am personally acquainted and who upon their oath(s) acknowledged themselves to be the manager/member and member respectively of the C & R Group General Contractors, LLC, the within named bargainor, and LLC, and they as such manager/member being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires: _____

Notary Public

True Copy Certification

I, Jamie Mooney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Bianca Stanley notary public for this county and state, Jamie Mooney who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2/21/22
Notary' Seal (if on paper)

BIANCA STANLEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY