Karen Johnson Davidson County
Batch# 387806 DEEDWARR
04/17/2020 03:05:30 PM 3 pgs
Fees: $18.00 Taxes: $566.10
20200417-0040719

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $153,000.00.

Affiant

Subscribed and sworn to before me, this 8th **day of April, 2020.**

Notary Public
My commission expires:

DAVID P WEBBER
TENNESSEE NOTARY PUBLIC
My Comm Exp. 11/16/2022
COUNTY OF DAVIDSON

06-2003-77399

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Brittany Mitchell 1027 Heritage Drive Madison TN 37115	Same As Owner	042-11-0-A-027.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Christopher A. Riley, married, and David A. Riley, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Brittany Mitchell, a single woman**, hereinafter called the Grantees, their successors 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 Unit No. 1027, on the Plan of Section One, Heritage Village Condominium, of record in Book 4675, Page 46, Register's Office for said County, to which plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of Heritage Village Condominium, a horizontal property regime established by the Master Deed of record in Book 4758, Page 179, as amended in Book 4808, Page 829; Book 5102, Page 383; Book 6380, Page 989; Book 6484, Page 287; Book 9256, Page 848; Book 9654, Page 906; Instrument No. 20031229-0183195; and Instrument No. 20040804-0093767, said Register's Office.

Being the same property conveyed to Christopher A. Riley, unmarried, and David A. Riley and wife, Patricia A. Riley by deed from Elizabeth B. Bird, unmarried, dated September 29, 1999, recorded October 4, 1999, of record in Book 11685, Page 726, Register's Office for Davidson County, Tennessee. The said Patricia A. Riley having since died on November 11, 2003, leaving her interest in said property to her surviving spouse David A. Riley.

Misty Riley, spouse of grantor, joins in the execution of this instrument for the purpose of conveying her marital interest, if any, in the subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1027 Heritage Drive, Madison, TN 37115.

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 heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind

unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 8 day of April, 2020.

Christopher A. Riley

David A. Riley

Misty Riley

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Christopher A. Riley, Misty Riley and David A. Riley** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 8 day of April, 2020.

Notary Public
State of Tennessee at Large

My Commission expires: 5/17/21

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Kathleen Robson Gordon, 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 TN

County of Williamson

Personally appeared before me, Katherine Warren, a notary public for this county and state, Kathleen Robson Gordon who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Warren

Notary's Signature

My Commission Expires: 4-13-22.

Notary's Seal (If on paper)

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD EXP. 4-13-2022

202004170040719