WARRANTY DEED

Karen Johnson Davidson County
Batch# 467078 **DEEDWARR**
08/31/2020 11:41:50 AM 2 pgs
Fees: $13.00 Taxes: $1,439.30

20200831-0098481

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $[illegible],000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF AUGUST, 2020.

Tracey Perry
Notary Public

MY COMMISSION EXPIRES: 9-06-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Thomas H. Riley	First Bank	
(NAME) 7408 Thornwood Court	(NAME) 722 Columbia Ave.	087020A033.00
(ADDRESS) Mount Juliet, TN 37122	(ADDRESS) Franklin, TN 37064	
(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 considerations, the receipt of which is hereby acknowledged, **We Teresse K. Elzie and Vyron C. Elzie, wife and husband**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Thomas H. Riley and Lisa Riley, husband and wife**, hereinafter called the GRANTEE(S), their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land located in Davidson County, Tennessee and being known and designated as all of Lot No. 59, Final Plat Cobblestone Landing Subdivision, Phase I, as shown on the plat of the same of record in Instrument No. 20050822-0099471, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to Teresse K. Elzie and Vyron C. Elzie, wife and husband by Warranty Deed from Wendi M. Ellis, unmarried, dated 10/12/2017 and recorded 10/16/2017, of record in Instrument 201710160105706, Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Instrument 200508220099471, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Instrument 200508290103476, Amendments recorded in Instrument 201010050079535, Instrument 201010290086759, Instrument 201504090031383, Instrument 201604130035478, and Instrument 201604130035479, Register's Office for Davidson County, Tennessee. Easements as shown of record in Book 5168, Page 910, Book 7079, Page 196, Book 7083, Page 435, Book 7607, Page 135, and Book 11476, Page 235, Register's Office for Davidson County, Tennessee. Joint Access and Public Utility Easement recorded in Book 8190, Page 75, Register's Office for Davidson County, Tennessee. Water Line Easement recorded in Book 11476, Page 233, Register's Office for Davidson County, Tennessee. Stormwater Detention Agreement Easement of recorded in Instrument 200311060163210, Register's Office for Davidson County, Tennessee. By-laws Amendments of record in Instrument 201604130035480, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

File No.: 867529
Warranty Deed TN

This is improved ☒ 7408 Thornwood Court, Mount Juliet, TN 37122
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 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), his/her/their 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.

Effective the 28th day of August, 2020.

Teresse K. Elzie

Vyron C. Elzie by Teresse K. Elzie his attorney in fact
Vyron C. Elzie by Teresse K. Elzie his atty in fact

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Teresse K. Elzie, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 28th day of August, 2020.

Notary Public:
My Commission Expires: 3.17.21

TRACEY TRUMPHOUR
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

State of Tennessee
County of Wilson

On this 28th day of August, 2020, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Teresse K. Elzie, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Vyron C. Elzie, and is authorized by him, and does hereby acknowledge the execution of this instrument on his behalf, by virtue of an instrument of record in Instrument No.: 20200831-0098480, Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 28th day of August, 2020.

Notary Public:
My Commission Expires: 3.17.21

TRACEY TRUMPHOUR
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

File No.: 867529
Warranty Deed TN