Karen Johnson Davidson County
Batch# 883695 DEEDWARR
07/05/2022 10:37:40 AM 2 pgs
Fees: $13.00 Taxes: $4,865.50
20220705-0077182

WARRANTY DEED

DIANA R GALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

File No. BC-22-2656

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,315,000.00

Madilyn Orr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of July, 2022

Notary Public

MY COMMISSION EXPIRES: 9-6-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert F. Riley, III and Kelly McDaniel Riley	Movement Mortgage, LLC	
(NAME)	(NAME)	
717 Benson Street	8024 Calvin Hall Road	083-06-0-231.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Indian Land, SC 29707	
(CITY) (STATE) (ZIP)	(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, I/we, **David A. Peiffer and Rachel Peiffer, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert F. Riley, III and Kelly McDaniel Riley, husband and wife,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Certain real property situate in Davidson county, Tennessee, and described as follows, to-wit:

Being the Northerly 63.5 feet of Lot No. 13 on the plan of Olivia W. Sharpe's Addition to Nashville, of record in Book 332, page 17, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

Said part of Lot No.13 front 63.5 feet on the Easterly side of Benson Avenue and runs back between parallel lines, with the Southerly margin of Estella Avenue, 175 feet, more or less, to an alley.

Being the same property conveyed to David A. Peiffer and Rachel Peiffer by Warranty deed from Music City Holdings, LLC, a Texas limited liability company of record in Instrument No. 20210701-0089577 Register's Office for Davidson County, Tennessee, dated June 28, 2021 and recorded on July 01, 2021.

This is property more commonly known as 717 Benson Street, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 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 hand this 1st day of July, 2022.

David A. Peiffer

Rachel Peiffer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of July, 2022, before me personally appeared David A. Peiffer and Rachel Peiffer, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1st day of July, 2022.

Notary Signature
My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024