Bk 35

WARRANTY DEED

MAP - PARCEL NUMBER (S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
130-02-0172.00	Molly E. Ryan 537 Jackson Boulevard Nashville, TN 37205	New Owner
FIELD BOOK NUMBER (S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
	537 Jackson Boulevard	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

BOOK 8323 PAGE 617

CHOLE F. FORT, unmarried

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto MOLLY ELIZABETH RYAN

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, _____ State of Tennessee, described as follows:

Being Lot No. 3 on the Plan of Windsor Acres, as of record in Book 3300, page 60, Register's Office for Davidson County, Tennessee.

Said Lot No. 3 fronts 189.0 feet on the westerly side of Jackson Boulevard and extends back 255 feet on the southerly line and 239.3 feet on the northerly line to a dead line which is a broken line, measuring 219 feet thereon.

Being the same property conveyed to Chole F. Fort by deed from Homer B. Gibbs, Jr., and wife, Barry Bennett Gibbs, as of record in Book 6224, page 848, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights of way for public utilities applicable to this property; restrictive covenants of record in Book 4445, page 941 and all matters shown on the recorded plan referred to above.

The said Chole F. Fort being the one and same person as Chloe F. Fort.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor Covenants with the Grantee, that he is lawfully siezed and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., Except 1991 taxes which have been prorated and assumed by Grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successorsand assigns against the lawful claims of all persons.

Whenever 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, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 3 day of April, 19 91.

Cdbe F. Fort

Chole F. Fort

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

Chole F. Fort, unmarried

the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 3 day of April, 19 91.

My commission expires: 3/26/94

Notary Public

STATE OF _____
COUNTY OF _____

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

_____ the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19_____.

My commission expires:

_____
Notary Public

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OF VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS

$ 714,000.00

Chole F. Fort

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF April 19 91

COMMISSION EXPIRES: 3/26/94 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

CHOLE F. FORT

IDENTIF. REFERENCE

TO

MOLLY ELIZABETH RYAN

DAVIDSON COUNTY TN.

Apr 3 3 38 PM '91

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

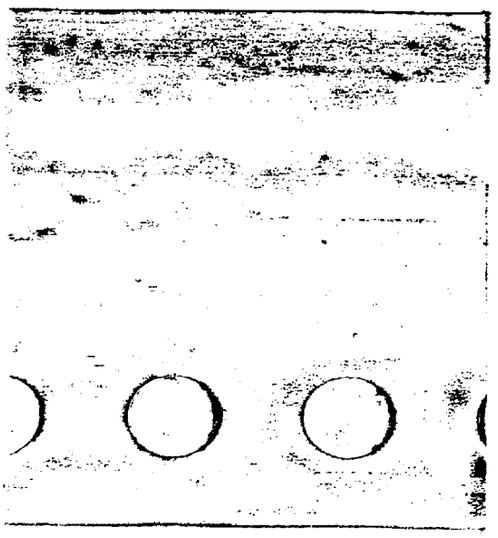
Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged _____ to be the _____ and _____ respectively, of _____, a corporation, the bargainor, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

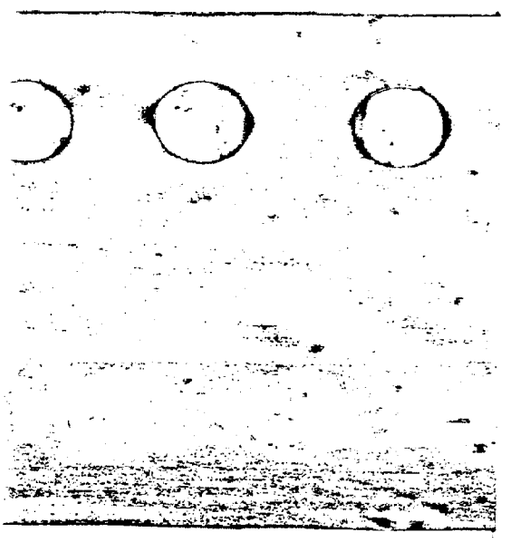
Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19_____.

My commission expires:

_____
Notary Public

TAX $4,998.00
CHECK #23633-20





OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8323 PAGE 619

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT
714000.00
CON TX 2356.20
PRFEE 1.00
RECORDED 6.00
TOTAL 2363.20
CHECK 2363.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/03/91 01 15:38 0001 1766

04007

IDENTIF. REFERENCE

APR 3 3 38 PM '91

FELIX Z. WILSON, II, REGISTER
DAVIDSON COUNTY TN.

No. 409867