WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,209.00

Kimberly Shumate
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF SEPTEMBER, 2003.

Notary Public

MY COMMISSION EXPIRES: November 27, 2004.

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 09/23/03 15:03 2pgs
Fees:13.00 Taxes:574.27

20030923-0140838

THIS INSTRUMENT WAS PREPARED BY

Return to: Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

853

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott H. Ryan	Pulte Mortgage, LLC	142-7-18
(NAME)	(NAME)	
7345 Cavalier Road	7475 S. Joliet Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Englewood, CO 80112	
(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, WE, Mark Greenbaum and wife, Cindy Aslan, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Scott H. Ryan, unmarried, 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:

Land in Davidson County, Tennessee, being Lot No. 78 on the Plan of Cross Timbers Subdivision, Section II, of record in Plat Book 3700, Page 92, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Mark Greenbaum, married, by Warranty Deed from Mary B. Markle, Revocable Trust, of record in Book 11598, Page 221, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 7345 Cavalier Road, Nashville, TN 37221

(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 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 my/our hand(s) this 9th day of September, 2003.

Mark Greenbaum

Mark Greenbaum

Cindy Aslan

Cindy Aslan

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mark Greenbaum and Cindy Aslan with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 9th day of September, 2003.

Commission expires: November 27, 2004

Deborah K. Devine

Deborah K. Devine Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY