PLEASE RETURN TO:
SOUTHERN TITLE, LLC
379 E MAIN ST.
HENDERSONVILLE, TN. 37075

WARRANTY DEED

STATE OF TN
COUNTY OF SUMNER
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of May, 2004.

Notary Public

MY COMMISSION EXPIRES: 1/28/06
(AFFIX SEAL)

VICKI COSTELEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

PLEASE RETURN TO:
SOUTHERN TITLE, LLC
379 E MAIN ST.
HENDERSONVILLE, TN. 37075

My Commission Expires 1/28/06

THIS INSTRUMENT WAS PREPARED BY
Southern Title, LLC, 379 East Main Street
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maxey Ryan	Maxey Ryan	83-9-373
(NAME)	(NAME)	
1401 Forrest Avenue	1401 Forrest Ave.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20040731

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **we, Adrian P. Jones and wife, Sherri Jones**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Maxey Ryan and wife, Sandra Ryan**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 1401 Forrest Ave., Nashville, TN 37206

(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, his/her heirs and assigns forever; and we do covenant with the said GRANTEE 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, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 14th day of May, 2004.

Davidson County DEEDWARR
Recvd: 06/16/04 14:18 2pgs
Fees:13.00 Taxes:1221.00

20040616-0071345

Adrian P. Jones

Sherri Jones

STATE OF TN

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Adrian P. Jones and Sherri Jones, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Adrian P. Jones and Sherri Jones executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 14th day of May, 2004.

Commission expires:

Notary Public

VICKI COSTELEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 1/28/06

File No.: 1014097

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 45, on the Plan of Lindsley 29-Acre Tract Subdivision, as of record in Book 57, page 66, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Property commonly known as: 1401 Forrest Avenue, Nashville, Davidson County, Tennessee 37206

Being the same property conveyed to Adrian P. Jones and Sherry Nagy, as tenants in Common with the right of survivorship, both unmarried and recorded in Book 10672, page 824, said Register's Office for Davidson County, Tennessee.