WARRANTY DEED

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires October 25, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $208,000.00

Andrea A. Bugg
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF OCTOBER, 2005.

Bryan D. Spicer
Notary Public

MY COMMISSION EXPIRES: ~~May 21, 2006~~

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Plantation Title, LLC, 7620 Highway 70S, Nashville, TN 37221

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fred W. Jeske	same	142-07-0-018.00
(NAME)	(NAME)	
7345 Cavalier Road		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37221		
(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, **Scott H. Ryan and wife Heather N. Ryan**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Fred W. Jeske, 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 Number 48, on the Plan of Cross Timbers Subdivision, Section Two, of record in Plat Book 3700, Page 92, Register's Office for said County.

Said Lot Number 78 fronts 83 feet on the southerly margin of Cavalier Road and extends back 254.58 feet on the westerly line and 282.40 feet on the easterly line, which is a broken line, to a dead line in the rear, measuring 96.49 feet thereon.

Subject to the plan of record in Book 3700, Page 92, said Register's Office which shows an owner's certificated, a 40 foot minimum building setback line from Cavalier Road and a 10 foot easement for public utility and drainage purposes along the rear and westerly lines and southerly 140.7 feet of the east line of said lot and a 20 foot easement for sewer, the center of which extends from a point 151.70 feet south of the northeast corner south westwardly across the rear portion of the lot to a point 35.50 feet east of the southwest corner.

Being the same property conveyed to Scott H. Ryan, unmarried by Warranty Deed from Mark Greenbaum and wife, Cindy Asian dated September 9, 2003 and filed for record on September 23, 2003 in Instrument Number 20030923-0140838, Register's Office for Davidson County, Tennessee.

Scott H. Ryan is now married to Heather N. Ryan and she is joining in the conveyance of this deed to convey any and all right, title, and interest in said property.

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.

Davidson County DEEDWARR
Recvd: 11/01/05 08:31 2 pgs
Fees:13.00 Taxes:769.60

20051101-0131648

Witness our hands this 24th day of October, 2005.

Scott H. Ryan

Heather N. Ryan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Scott H. Ryan and wife Heather N. Ryan, with whom I am personally acquainted and who upon his/her/their oath acknowledged himself/herself/themselves to be the person(s) who executed the foregoing instrument for the purposes there contained.

Witness my hand and official seal at Nashville, Tennessee this 24th day of October, 2005.

Commission expires: May 24, 2008

Regina E. Johnson Notary Public

