WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/18/06 15:55 1 pgs
Fees:13.00 Taxes:758.50

20061218-0155896

RETURN TO:
PREMIER ESCROW, LLC
4801 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Alison L Russell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF DECEMBER 2006.

Kathy Snider
Notary Public

MY COMMISSION EXPIRES: 5-22-2010
(AFFIX SEAL)

KATHY SNIDER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires May 22, 2010

THIS INSTRUMENT WAS PREPARED BY:
Bicentennial Title & Escrow, 2280 Metrocenter Blvd., Suite 300, Nashville, TN 37228

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clayton B. Magness	Countrywide Home Loans	133-16-213
(NAME)	(NAME)	
3607 Bellwood Avenue	~~3011 Armory Drive~~	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37204	
(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, John B. Ryan, and wife, Diana Lynn Ryan, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Clayton B. Magness _____, 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(s) 2, as shown on the map entitled Resubdivision of Reserve Parcel, Section 2, Welch Meadows, of record in Plat Book 4350, page(s) 98, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 2 fronts 82 feet on the easterly side of Shasta Drive and extends back 108.75 feet on the northerly line and 89.38 feet on the southerly line to a line in the rear which is a broken line, measuring 84.44 feet thereon.

Being part of the same property conveyed to JOHN B. RYAN, JR. and wife, DIANA LYNN RYAN by deed from KATHERINE GOODSON, Trustee, of record in Book 7487, page 21, dated March 5, 1988, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 4874 Shasta Drive, Nashville, TN 37211
(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 our hands this 15th day of December 2006.

John B. Ryan

Diana Lynn Ryan

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, John B. Ryan, Jr., and Diana Lynn Ryan, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 15th day of December 2006.

Commission expires:

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Exp. March 21, 2009