WARRANTY DEED

File Box 9B
First Title & Escrow Co.,Inc.
#26660

MICHAEL J. PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF JUNE, 2007

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carlos A. Ryerson and Polly D. Ryerson	**ABN AMRO MORTGAGE GROUP**	**130-5-83**
(NAME)	(NAME)	
115 Taggart Avenue	**2600 W. BIG BEAVER ROAD**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	**TROY, MI 48084**	
(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, **Huseby Homes, LLC***, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Carlos A. Ryerson and wife, Polly D. Ryerson**, 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:

*a Tennessee limited liability company

LAND in Davidson County, Tennessee, being Lot No. 18 of Block "E" on the Second Revised Plan of Highlands of Belle Meade No. 2., of record in Book 1130, page 72, Register's Office for said County.

Being the same property conveyed to Huseby Homes, LLC, A Tennessee Limited Liability Company by deed from Thomas E. Hayes and wife, Lisa B. Hayes of record in Instrument No. 20050818-0098271 Register's Office for Davidson County, Tennessee.

This conveyance is subject to:The Plan of Record in Book 1130, page 72 and property taxes for the current year.

unimproved ☐

This is improved ☒ property, known as **115 Taggart Avenue, Nashville, TN 37205**

(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 hand this 4th DAY OF JUNE, 2007

Huseby Homes, LLC

By:

Craig Robert Huseby, Chief Manager

Davidson County DEEDWARR
Recvd: 06/13/07 14:25 2 pgs
Fees:13.00 Taxes:4273.50

20070613-0071040

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Craig Robert Huseby, with whom I am personally acquainted and who upon his oath acknowledged himself to be the Chief Manager of Huseby Homes, LLC, the within named bargainor, and that he as such Chief Manager being authorized to do so executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Craig Robert Huseby, as such Chief Manager.

Witness my hand and official seal at Nashville, Tennessee this 4th DAY OF JUNE, 2007

Commission expires:

Notary Public

SHANNON PHILBIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007