20892-3
Box 14A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/12/07 13:43 2 pgs
Fees:13.00 Taxes:1202.50

20071012-0121577

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF OCTOBER, 2007.

Notary Public

MY COMMISSION EXPIRES: 10/17/09
(AFFIX SEAL)

JENNA WILLMS NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, One Burton Hills Blvd., Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven M. Ryan	Bank of America, N.A.	102-12-73
(NAME)	(NAME)	
6715 Darden	P.O. Box 17404	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Baltimore, Maryland 21297-1404	
(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, Estate of Betty Matthews LaPenna, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steven M. Ryan and Sandra K. Kary, husband and wife, 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:

Being Lot No. 254B Hillwood Estates Section Nine, Part Two, as shown on the plat of record in Plat Book 2331, page 28, in the Register's Office for Davidson County, Tennessee, which is a part of the resubdivision of Lot No. 254A on the Plan of Horton Heights, Section E, as shown on plat of record in Plat Book 2133, page 84, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to James J. LaPenna and wife, Betty Matthews LaPenna by deed from Leonard Wall and wife Ruth McElroy Wall, of record as Book 2597, page 471, dated October 4, 1956, Register's Office for Davidson County, Tennessee. Said property having since been conveyed to Betty Mary Matthews LaPenna by Final Decree, of record in Book 4449, page 153, dated October 12, 1970, said Register's Office. Betty Mary Matthews LaPenna having since died.

This conveyance is subject to: Taxes which have been prorated and assumed by Grantee; all restrictions of record; all easements of record; all visible easements; all matters appearing on the plan of record; and all applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 6715 Darden, 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 10th day of October, 2007.

Estate of Betty Matthews LaPenna

By:
Richard J. Sanders, Executor of the Estate of Betty Matthews LaPenna

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ricahrd J. Sanders, Executor for the Estate of Betty Matthews LaPenna, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, this 10th day of October, 2007.

Notary Public

My Commission Expires: 9/19/09

