Davidson County DEEDWARR
Recvd: 11/07/08 15:19 2 pgs
Fees:13.00 Taxes:721.50

20081107-0111091

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires: 5/22/2010

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $198,000.00

Affiant

Subscribed and sworn to before me, this 24th day of October, 2008.

Notary Public
My commission expires: 5/22/2010

05-0808-64329

Address of New Owner:	Send Tax Bills to:	Tax Information
Janet L. Thomason 317 Harbor Village Drive Madison TN 37115	(Same)	34-07-0-A-087.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Fred Ryan and wife, Joyce Ryan**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Janet L. Thomason**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land lying in Davidson County, Tennessee, being Lot No. 69, on the Plan of Harbor Village, Pase IV, as shown on the Townhomes Property Line Exhibit, which is Exhibit B to the Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20030611-0080857; as amended in Instrument No. 20030723-0102986, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Fred Ryan and wife, Joyce Ryan by deed from Newmark Homes, L. P., dated May 31, 2005, recorded June 8, 2005, of record in Instrument No. 20050608-0065537, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 317 Harbor Village Drive, Madison, TN 37115

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

or 29th jd

WITNESS my hand this ~~24th~~ day of October, 2008.

Fred Ryan

Joyce Ryan

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Fred Ryan and Joyce Ryan**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this ~~24th~~ 29th day of October, 2008.

Notary Public
State of Tennessee at Large

My Commission expires:
5/22/2010

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires: 5/22/2010