File No. 290300398

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20090051569 DEEDWARR
Recvd: 07/30/09 14:13 2 pgs
Fees: 13.00 Taxes: 431.05
20090730-0071451

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 116,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF JULY, 2009.

Notary Public

MY COMMISSION EXPIRES: 9/7/11

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

JULIA A. HIRT

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George B. Angelopoulos	SunTrust Mortgage, Inc.	
(NAME)	(NAME)	173050A04800CO
1773 Red Jacket Drive	1001 Semmes Avenue	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Richmond, VA 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Wade Hampton Ryan and Jennifer Ryan,** hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **George B. Angelopoulos,** unmarried hereinafter called the grantee(s), his 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 all of Unit No. 48 on the Plan of Barnes Crossing Phase One, filed as Exhibit D to and established by the Master Deed of record in Instrument No. 200507210084791; re-recorded in Instrument No. 200508050092480 and amended in Instruments 200511140136938 and 200712270147998, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Master Deed, reference to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Wade Hampton Ryan and Jennifer Ryan by Deed dated August 29, 2006 from Ole South Properties, Inc. of record in Instrument number 20060901-0108541, Register's Office for said County.

This conveyance is subject to: (1) Taxes for the year 2009 and subsequent years, a lien, not yet due and payable; (2) to all matters as set forth in the Master Deed of record in Instrument No. 200507210084791; re-recorded in Instrument No. 200508050092480 and amended in Instruments 200511140136938 and 200712270147998 and Boundary Plat as shown in Instrument no. 200501280010427; (3) Right-of-way Easement as shown of record in Instrument number 200508110095171, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1773 Red Jacket Drive, Antioch, TN 37013
(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 GRANTEE(S), his heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his 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/our hands this 24th day of July, 2009.

Wade Hampton Ryan

Jennifer Ryan

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Wade Hampton Ryan and Jennifer Ryan the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 24th day of July, 2009.

Commission expires: 9/17/2011

Notary Public

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File Number: 290300398

RETURN TO:

Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122