(2)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110025536 DEEDWARR
Recvd: 05/02/11 09:31 2 pgs
Fees:13.00 Taxes:7307.50
20110502-0033149

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2012

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,975,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of April, 2011.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Richard J. Ryckman	Regions Bank dba Regions Mortgage	053-12-0A-003.00
(NAME)	(NAME)	
612 Lakemeade Point	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Birmingham, AL 35244	
(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, **Lawrence M. Harriman III and Ana Maria Harriman, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Richard J. Ryckman and Cara C. Ryckman, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or 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 Lot No. 3, on the Final Plat ofSubdivision of The Harry Hosey Property and Resubdivison of Lots 8, 9 & 10 of The Villas of Lakemeade, Phase II, as shown by plat appearing of record in Instrument No. 20021205-0149714, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Lawrence M. Harriman III and Ana Maria Harriman, husband and wife by Warranty Deed dated March 17, 2008, from Daymar Homes, Inc., and filed for record on March 27, 2008, in Instrument No. 20080327-0030989, Register's Office for said County.

Real Property Taxes for the year 2011, and subsequent years, a lien not yet due and payable.
Subject to all matters as set forth on the plat of record in Instrument No. 20021205-0149714, Register's Office of said County.
Restrictive Covenants of record in Book 9434, Page 355, Register's Office of said County.
Sanitary Sewer Restrictions of record in Book 1217, Page 271, Book 946, Page 64, Register's Office for said County.
Sanitary Sewer Easement of record in Book 3160, Page 533 and Book 5793, Page 965, Register's Office for said County.
Conveyance for Easement to Metro Government of Nashville as shown of record in Book 10693, Pages 714 & 718, Register's Office for said County.
Easement to Southern Bell Telephone Co. for Exchange Plant Permit of record in Book 924, Page 121, Register's Office for Davidson County, Tennessee.

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 612 Lakemeade Point, Old Hickory, TN 37138
(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), their heirs and/or 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), their heirs and/or 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 27th day of April, 2011.

Lawrence M. Harriman III by Ana Maria Harriman his Attorney in fact.

Lawrence M. Harriman III Ana Maria Harriman

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 Ana Maria Harriman, 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 and Official seal this 27th day of April 2011

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

Notary Public
My Commission Expires: 9.2.2013

State of Tennessee
County of Wilson

On this 27th day of April, 2011, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Ana Maria Harriman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Lawrence M. Harriman, III, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No. 20110502-0033148, Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 27th Day of April, 2011.

My Commission Expires: 9.2.2013

Notary Public

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON