THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 273,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF MAY, 2011. Notary Public MY COMMISSION EXPIRES: 3-4-13 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20110033739 DEEDWARR
Recvd: 06/06/11 13:40 2 pgs
Fees:13.00 Taxes:1750.10
20110606-0043246

PHYLLIS KEENAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chelsea Charles Gossett	Farmington Financial Group	MAP 103-08
3927 Cambridge Avenue	LLC 1912 21st Ave	PARCEL 231
Nashville, TN 37205	Nashville TN 37212	
(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, **John William Ryan, III, joined by his spouse, Kate T. Ryan,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Chelsea Charles Gossett, unmarried,** 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:

Land in Davidson County, Tennessee, being Lot number 19 of Block H on the Plan of Cherokee Park, Second Subdivision, of record in Book 547, pages 175 & 176, Register's Office for Davidson County, Tennessee.

Said Lot number 19 fronts 60.0 feet on the southerly side of Cambridge Avenue and runs back 100.0 feet on the westerly line and 104.67 feet on the easterly line to a dead line and measures 60.18 feet thereon.

Being the same property conveyed to John William Ryan, III by deed recorded as instrument, said Register's Office. Kate T. Ryan, spouse of John William Ryan, III, joins in this conveyance.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **3927 Cambridge Avenue, Nashville, TN 37205.**

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 our hands this the 25th day of May, 2011.

John William Ryan III by Ellen Duncan, Attorney-in-Fact
John William Ryan, III by Ellen Duncan, Attorney-in-Fact

Kate T. Ryan by Ellen Duncan, Attorney-in-Fact
Kate T. Ryan by Ellen Duncan, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ellen Duncan** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **John William Ryan, III and Kate T. Ryan**, as their Attorney in Fact, as the free act and deed of the within named **Kate T. Ryan and John William Ryan, III**.

Witness my hand and official seal this the 25th day of May, 2011.

My Commission expires 1-9-12

Notary Public

