BILL GARRETT, Davidson County
Trans:T20110037327 DEEDWARR
Recvd: 06/22/11 10:42 2 pgs
Fees:13.00 Taxes:37.00
20110622-0047776

WARRANTY DEED

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERAT... GREATER, FOR THIS TRANSFER IS $10,000.00

James M. Booth
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of June, 2011.

Tracey
Notary Public

MY COMMISSION EXPIRES: 9.2.2013

(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
James M. Booth	James M. Booth	
(NAME)	(NAME)	
3023 Hummingbird Drive	3023 Hummingbird Drive	060-11-0-A-013.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Nashville, TN 37218	
(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, I, **Marcia L. Ryan an unmarried woman**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **James M. Booth an unmarried man**, 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 Lot No. 13, Pine Ridge Section Two, of record in Plat Book 6900, Page 484, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Al C. Ryan and wife, Marcia L. Ryan by Warranty Deed from Craftech Homes, a Tennessee partnership, dated 7/24/1989 and filed for record in on 7/25/1989 in Book 7896, Page 935, Register's Office for Davidson County, Tennessee.

The said Al C. Ryan having since deceased on September 10, 1990 leaving Maria L. Ryan as sole surviving heir.

Subject to all matters as set forth on the plat of record in Plat Book 6900, Page 189 and in Plat Book 6900, Page 484, Register's Office of said County.

Master Development Plan in Book 9700, Page 102, Register's Office of said County.

Declaration of Covenants, Conditions and Restrictions and By-Laws of record in Book 7108, Page 1 and as amended in Book 7396, Page 837, Register's Office of said County. Charter of the Homeowner's Association of record in Book 7903, Page 352, Register's Office for Davidson County.

Easement for Sanitary Sewers and/or Storm Drainage in Book 3984, Page 723, Register's Office of said County.

This conveyance is subject to any and all existing easements and restrictions of record.

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 205 Greenbranch Court, Nashville, TN 37207
(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 my hand this 20th day of June, 2011.

Marcia L. Ryan

State of Tennessee
County of Wilson

Personally appeared before me Marcia L. Ryan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 20th day of June, 2011.

Notary Public Escrow Officer
My Commission Expires: 9.2.2013

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