Return to:
Realty Title & Escrow Company, Inc.
206A Cool Springs Blvd., Ste 107
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20110044726 DEEDWARR
Recvd: 07/25/11 10:32 2 pgs
Fees:13.00 Taxes:2220.00
20110725-0056644

THIS INSTRUMENT PREPARED BY: GEORGE V. CRAWFORD, JR. **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00. Shawn C Spitler AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15TH DAY OF JULY, 2011. Deborah K. Devine NOTARY PUBLIC MY COMMISSION EXPIRES: 11-7-2012

DEBORAH K. DEVINE NOTARY PUBLIC DAVIDSON COUNTY STATE OF TENNESSEE

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Susan Ryan 6137 Montcrest Drive Nashville, TN 37215	Franklin American Mortgage 501 Corporate Centre Dr, #400 Franklin, TN 37067	158-3-6.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JONATHAN J. MEYER AND WIFE, MEREDITH M. MEYER**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **SUSAN RYAN, married**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 53, Hillsboro Park, Section II, as shown on plat of record in Plat Book 2331, Pages 61 and 62, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jonathan J. Meyer and wife, Meredith M. Meyer, by deed from Samuel D. Payne and wife, Deborah M. Payne, of record in Instrument No. 20091027-0099020, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2011 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 2331, pages 61 and 62, Register's Office for Davidson County, Tennessee.

This is improved property known as: **6137 Montcrest Drive, Nashville, TN 37215.**

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, her heirs and assigns, forever; and Grantor covenants with the said Grantee 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 15th day of July, 2011.

Jonathan J. Meyer

Meredith M. Meyer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JONATHAN J. MEYER**, the within named bargainor(s), with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of July, 2011.

(Seal)

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2015

Notary Public

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MEREDITH M. MEYER**, the within named bargainor(s), with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of July, 2011.

(Seal)

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2015

Notary Public

My Commission Expires: