WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$104,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF JUNE, 2012.

Notary Public

MY COMMISSION EXPIRES: 9/22/14
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20120045887 DEEDWARR
Recvd: 06/21/12 10:41 3 pgs
Fees:18.00 Taxes:384.80
20120621-0054445

SUMNER COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
RACHELLE CAUDILL

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2525 21st Avenue South, 2nd Floor
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew J. Maynard	**Magna Bank**	
(NAME)	(NAME)	
1215 Currey Road	**P.O. Box 17257**	**Map 120-13**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	**Memphis, TN 38187-0257**	**Parcel 41.00**
(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, **RYAN STEVEN HOYLE** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANDREW J. MAYNARD AND WIFE, DANA M. MAYNARD,** 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 the easterly 111 feet of the Francis T. Morgan Tract and described according to a survey by John Kohl, surveyor dated September 24, 1976, as follows:

Beginning at a point in the southerly margin of Currey Road, said point being N 87 degrees 50 minutes W 200 feet from the southwesterly intersection of Currey and Catalina Drive and being the northwest corner of the property herein described; thence leaving the southerly margin of Currey Road S 2 degrees 41 minutes W 208 feet to a point; thence N 87 degrees 50 minutes W 111 feet to a point; thence N 2 degrees 41 minutes E 208 feet to a point in the southerly margin of Currey Road; thence with the southerly margin of Currey Road S 87 degrees 50 minutes E 111 feet to the point of beginning.

Being the same property conveyed to Ryan Steven Hoyle by Warranty Deed from Ray Allen and Jason Allen, filed for record July 3, 2003 in Instrument No. 20030703-0092725, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: 2012 real property taxes have been prorated and assumed by the grantee(s).

unimproved ☐

This is improved ☒ property, known as **1215 Currey Road, Nashville, TN 37215**

(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 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 my hand this 14th day of June, 2012.

Ryan Steven Hoyle

SEE ATTACHED
NOTARY CERTIFICATE

Jonathan D. Kramer, Notary Public
6/14/2012

ACKNOWLEDGMENT

STATE OF California
COUNTY OF Los Angeles

Personally appeared before me, the undersigned, of said County, Ryan Steven Hoyle, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 14th day of June, 2012.

Commission expires:

Notary Public

Jonathan D. Kramer, Notary Public

CALIFORNIA JURAT WITH AFFIANT STATEMENT

GOVERNMENT

☑ See Attached Document (Notary to cross out lines 1–6 below)
☐ See Statement Below (Lines 1–6 to be completed only by document signer[s], *not* Nota

1
2
3
4
5
6

Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

State of California

County of Los Angeles

JONATHAN D. KRAMER
Commission # 1889834
Notary Public - California
Los Angeles County
My Comm. Expires Jun 13, 2014

Jonathan D. Kramer, Notary Public

Place Notary Seal Above

Subscribed and sworn to (or affirmed) before me on this 14 (Date) day of June (Month), 20 12 (Year), by

(1) Ryan Steven Hoyle (Name of Signer),

proved to me on the basis of satisfactory evidence to be the person who appeared before me (.) (,)

(and

(2) N/A (Name of Signer),

proved to me on the basis of satisfactory evidence to be the person who appeared before me.)

Signature _____ (Signature of Notary Public)

Jonathan D. Kramer, Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Further Description of Any Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

RIGHT THUMBPRINT OF SIGNER #1	RIGHT THUMBPRINT OF SIGNER #2
Top of thumb here	Top of thumb here

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Item #5910