BILL GARRETT, Davidson County
Trans:T20120047799 DEEDWARR
Recvd: 06/28/12 14:09 2 pgs
Fees:13.00 Taxes:858.40
20120628-0056888

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is $232,000.00 (Two Hundred Thirty Two Thousand).

Richard R. Neitz
AFFIANT

Subscribed to and sworn before me this 25th day of June, 2012.

NOTARY PUBLIC MY COMMISSION EXPIRES: 3-30-15
(NOTARY SEAL)

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC
2309 Crestmoor Road, STE 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Richard R. Neitz and Rose A. Neitz 808 Magnolia Court E Nashville, TN 37221	Churchill Mortgage Co. 761 Old Hickory Blvd S-400 Brentwood, TN 37027	142110B02600CO

WARRANTY DEED

FOR AND IN 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, I/WE, **CHRISTOPHER S. RYAN AND WIFE MELISSA H. RYAN,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **RICHARD R. NEITZ AND WIFE ROSE A. NEITZ,** HEREINAFTER CALLED THE GRANTEE(S), 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 No. 26 on the Plan of Magnolia Place of record in Plat Book 7900, Page 729, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Christopher S. Ryan and wife, Melissa H. Ryan by Deed from Hollis F. King and wife, Karen M. King of record at Instrument No. 20051212-0149077, Register's Office for Davidson County, Tennessee.

Christopher S. Ryan executes this instrument as Attorney-In-Fact on behalf of Melissa H. Ryan, pursuant to the Power of Attorney recorded in Instrument Number 20120628-0056886, Register's Office for Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: **808 MAGNOLIA COURT E** **NASHVILLE,TN37221**

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 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 assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

CSR

LTSR Number:

GTE File: 2012

MHR BY CSR
Attorney-in-Fact

WITNESS, this 25th day of June, 2012

Christopher S. Ryan

Melissa H. Ryan

BY: Christopher S. Ryan, Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 25th day of June, 2012, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Christopher S. Ryan** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal of this the 25th day of June, 2012.

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires JAN. 7, 2013

Notary Public

Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 25th day of June, 2012, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Christopher S. Ryan**, attorney in fact, to me known to be the person who executed the foregoing instrument in behalf of **Melissa H. Ryan**, and acknowledged that he executed that same as the free act and deed of the said **Melissa H. Ryan**.

WITNESS my hand and official seal this the 25th day of June, 2012.

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires JAN. 7, 2013

Notary Public

Commission Expires: 1-7-13

LTSR Number:

GTE File: 2012