3913

PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref:(_____) Title No: 51445
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Christopher MIchael Davis Yasmin Davis 1713 Gale Lane Nashville, TN 37212	**Sumner Bank and Trust** **240 West Broadway** **Gallatin, TN 37066**

TAX MAP-PARCEL NUMBERS: 117-08-58

BILL GARRETT, Davidson County
Trans:T20120062030 DEEDWARR
Recvd: 08/20/12 14:15 2 pgs
Fees:13.00 Taxes:1202.50
20120820-0074568

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of $325,000.00 , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Susan Roehm Ryan, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Christopher Michael Davis and wife, Yasmin Davis**** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being part of Lot Nos. 24 & 25 on The Changed Plan of the subdivision of Lot Nos. 11, 12, 13, 14 and 15 in the Belmont Terrace Annex No. 1, of record in Book 547, Page 99, Register's Office for said County.

Said part of Lot Nos. 24 & 25 adjoin and front together on the southwesterly margin of Gale Lane and extend back 100 feet, more or less, on the northwesterly line and 107.2 feet, more or less, on the southeasterly line to a deal line in the rear, measuring 45.6 feet thereon.

Being the same property conveyed to Edward S. Ryan and wife, Susan Roehm Ryan by deed from Charlotte C. Folk, dated August 24, 1990, recorded August 29, 1990 in Book 8184, Page 567, Register's Office for Davidson County, Tennessee.

By Quitclaim Deed dated May 10, 2002, recorded May 16, 2002 in Instrument No. 20020516-0060085, Register's Office for Davidson County, Tennessee, Edward S. Ryan conveyed his interest in subject property to Susan Roehm Ryan.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2012, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 547, Page 99, said Register's Office, to which plan reference is hereby made for a more complete description.

** Christopher Michael Davis and wife, Yasamin Davis,

This is improved property, known as: 1713 Gale Lane, Nashville, Tennessee 37212

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this. July 31, 2012

Susan Roehm Ryan

State of Tennessee

County of Davidson

On this July 31, 2012 before me the undersigned authority, personally appeared Susan Roehm Ryan , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

Notary

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $325,000.00

Affiant

JORETTA F. NORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Sworn and subscribed before me this the 31st day of July, 2012

My Commission Expires: 11-3-15

Notary Public