~~SEND TAX BILLS TO AND~~
ADDRESS NEW OWNER AT:
Rhonda Nelson
225 Baylee Mika Dr
Joelton TN 37080

Map & Parcel: 022-02-0-062

THIS INSTRUMENT PREPARED
BY: Gary L. Dilliha
Attorney at Law
Springfield, Tennessee

Tax Bills:
Prime Lending
18111 Preston Rd #900
Dallas TX 75252

BILL GARRETT, Davidson County
Trans:T20120065174 DEEDWARR
Recvd: 08/30/12 12:43 2 pgs
Fees:13.00 Taxes:636.40
20120830-0078493

THIS DEED OF CONVEYANCE, executed and delivered by **JENNIFER RYAN** (by and through her duly appointed Attorney-In-Fact, **BEN RYAN**, by Limited Power of Attorney recorded at Instrument No. 20120830-0078492, Register's Office for Davidson County, Tennessee) and husband, **BEN RYAN**, hereinafter called the Grantors, to **RHONDA R. NELSON**, a single person, hereinafter called the Grantee;

WITNESSETH:

That for and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantors have this day bargained and sold, and do by these presents hereby sell, transfer and convey unto the said Grantee, heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, being more particularly described as follows, to-wit:

Being Lot No. 13, on the Plan of Chase Point, Section Five, as shown on plat of record in Instrument No. 20000110-0003085, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

RESTRICTIONS: The above described property is subject to those restrictions and all other matters appearing of record in Book 9948, Page 904, as amended in Book 10604, Page 147, Register's Office for Davidson County, Tennessee, and to easements, setback lines, notes, environmental and conservation notes and all other matters as indicated on the Final Plat of Chase Point, Section Five, of record at Instrument No. 20000110-0003085, said Register's Office.

Being the same property conveyed to Jennifer Ryan and husband, Ben Ryan, by deed from David S. Leavitt and wife, Teresa M. Leavitt, of record in Instrument No. 20040219-0019058, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantee, heirs and assigns.

The Grantors further covenant with the Grantee, heirs and assigns, that they have a good and perfect right to convey same, and that said property is unencumbered.

The Grantors further covenant with the Grantee that they will warrant and forever defend the title to said property against the lawful claims and demands of all persons whomsoever.

Taxes are to be prorated and possession granted as of the date of this deed.

IN WITNESS WHEREOF, the Grantors have hereunto set their signatures this the 23 day of August, 2012.

JENNIFER RYAN
By: Ben Ryan AIF
Ben Ryan, Attorney-in-Fact

BEN RYAN

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ben Ryan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he is the Attorney-in-Fact for **Jennifer Ryan**, and that he executed this document on her behalf as authorized by her, for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 23 day of August, 2012.

TAMMY RUSH STATE OF TENNESSEE NOTARY PUBLIC Exp. 11-23-2014 ROBERTSON COUNTY

NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Ben Ryan** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 23 day of August, 2012.

TAMMY RUSH STATE OF TENNESSEE NOTARY PUBLIC Exp. 11-23-2014 ROBERTSON COUNTY

NOTARY PUBLIC

My Commission Expires: _____

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STATE OF TENNESSEE)
COUNTY OF ~~ROBERTSON~~) Sumner

I or we, hereby swear or affirm that the actual consideration for this transfer, or value of property or interest in property transferred, whichever is greater, is **$172,000.00** which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED and SWORN to before me this the 23 day of August, 2012.

NOTARY PUBLIC/Register

My Commission Expires: 4-23-14

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY