BILL GARRETT, Davidson County
Trans:T20120088183 DEEDWARR
Recvd: 11/19/12 10:58 2 pgs
Fees:13.00 Taxes:1239.50

20121119-0106389

BOX 50-B

RETURN TO:
PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 2nd DAY OF November, 2012.

Notary Public

My Commission Expires: March 8, 2014

PRISCILLA C. BRANNEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY TENNESSEE
(Affix Seal)

#25694

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
231 PUBLIC SQUARE, SUITE 312
FRANKLIN, TN 37064

| Address of New Owners: | Send Tax Bills To: | Tax ID#: |
|---|---|---|
| Tyler M. Ryan, Unmarried, and Ashley Marie Becker, Unmarried | New Owner | Tax Parcel ID |
| 3930 Cambridge Avenue | | 103-08-0-186.00 |
| Nashville, TN 37205 | | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, WHITNEY R. HARRISON, UNMARRIED, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto TYLER M. RYAN, UNMARRIED, and ASHLEY MARIE BECKER, UNMARRIED, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 359, RICHLAND REALTY COMPANY'S DIVISION "C", as shown on plat of record in Plat Book 421, page 31, 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 Whitney R. Harrison, Unmarried, by warranty deed from Douglas E. Tennant and Amy S. Macy, husband and wife, of record in Instrument No. 20070809-0095622, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

a. Davidson County Taxes for the year 2012 have been prorated between the parties as of the date of this instrument. Tax Parcel ID No. 103-08-0-186.00
b. All matters appearing on the Plan of Richard Realty Company's Division "C" Subdivision, of record in Plat Book 421, page 31, Register's Office for Davidson County, Tennessee.
c. All applicable building regulations and zoning ordinances.

This is (X) improved property known as 3930 Cambridge Avenue, Nashville, TN 37205

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 the GRANTOR, does covenant with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and she further covenants and binds herself, her heirs and assigns, 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 1st day of November, 2012:

Whitney R. Harrison

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Whitney R. Harrison, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of November, 2012

My Commission Expires Mar.30, 2015

Notary Public

ROBERT ASHWORTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My commission expires: _____