BOX 50-B

PREPARED BY:
BANKERS TITLE & ESCROW CORP.
5310 WEST END AVE.
NASHVILLE, TN 37203

RETURN TO:

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $264,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 30TH DAY OF JANUARY, 2013.

NOTARY PUBLIC

MY COMMISSION EXPIRES March 8, 2016

PRISCILLA C. URBANEK DAVIDSON COUNTY, TENNESSEE STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY
Jim B. Grisham, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
File # 13-05046 RYAN CD

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Patrick Ryan and Connie Ryan	TNS BANK & TRUST	093-06-1-D 107.00 CO
309 Church Street #107	4007 Hillsboro Rd	
Nashville, TN 37021	Nashville, TN 37215	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ANGELA MARIE NEGLIA AND G. ORION DURAND **

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

PATRICK W. RYAN AND WIFE CONNIE T. RYAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 309 Church Street #107, Nashville, TN 37021

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/or 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/or 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 our hand on the 30th day of January, 2013.

Angela Marie Neglia

G. Orion Durand

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, ANGELA MARIE NEGLIA, and G. ORION DURAND the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 30th day of January, 2013.

Notary Public

My Commission Expires: 9/23/13

**spouse

J. Carlton Drumwright State of Tennessee Notary Public Williamson County

BILL GARRETT, Davidson County
Trans:T20130009785 DEEDWARR
Recvd: 02/05/13 10:15 2 pgs
Fees:13.00 Taxes:976.80

20130205-0011804

13-05046 RYAN CD

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit 107 and one parking space, THE EXCHANGE LOFTS OF THE BANNER BLOCK CONDOMINIUMS, as established under Master Deed of record in Instrument No. 20050527-0060419, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit. Being the same property conveyed to Angela Marie Neglia, Unmarried * by Warranty Deed from Mark J. Benson and Sarah S. Marshall, Husband and Wife, recorded on the 13th day of December, 2007 in Instrument No. 20071213-0143608, in the Register's Office of Davidson County, Tennessee.

*having since married G. Orion Durand and is N/K/A Angela Durand
G. Orion Durand joins in this conveyance

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of NORTH NASHVILLE REAL ESTATE COMPANY, as recorded in Plat Book 21, Page(s) 105, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 9208, Page 613, amended at Instrument No. 20020626-0076795 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Charter of Exchange Lofts Condominium Association recorded at Instrument No. 20041001-0118481 and Instrument No. 20050607-0064900.

f. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing THE BANNER BLOCK CONDOMINIUMS of record in Instrument No. 20050527-0060419 , as amended by instrument(s) of record in Instrument Nos. 20050927-0115946, 20060728-0091581, 20060731-0092812, 20060907-0110529, 20061013-0127441 and 20061027-0133858; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

g. Charter of Banner Block Condominium Association recorded at Instrument No. 20050511-0053156.

h. Agreement involving East wall of land in question as set forth in Deed from Jere Baxter to Baxter Court recorded in Book 148, Page 264.