398

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130030285 DEEDWARR
Recvd: 04/12/13 15:20 2 pgs
Fees:13.00 Taxes:1091.50
20130412-0036681

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF APRIL, 2013.

Notary Public

MY COMMISSION EXPIRES: 11-3-15
(AFFIX SEAL)

PATRICE J. GALAWAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Ashley Barraza	suntrust Mortgage	
(NAME)	(NAME)	
1804 Fatherland Street	901 Semmes Avenue RVW 9093	83-14-208
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Richmond VA 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **KRISTINA RYAN, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN M. BARRAZA AND ASHLEY R. BARRAZA, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, 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, being Lot 16 and the westerly five feet of Lot No 15 on the Plan of The Priest Home Place, of record in Plat Book 161, page 102, which shows the property north of Fatherland Street subdivided into lots and showing that south of Fatherland Street as one block. According to an unregistered plan subdividing said block into said small lots, said Lot No. 16 and the westerly part of Lot No. 15 are described as follows:

Beginning on the southerly margin of Fatherland Street, formerly Vansinderin Street, 100 feet easterly from the easterly margin of 18th Street, being the corner of lots No. 16 and 17; thence southerly with the line between said two lots 150 feet to an alley; thence with said alley easterly 55 feet; thence northerly parallel which the first line 150 feet to the southerly margin of Fatherland Street; thence with the southerly margin of said Street, westerly 55 feet tp the beginning.

Being the same property conveyed to Kristina Ryan, unmarried, by deed from Ram Y. Uppuluri and spouse, Jacqueline Krieger by deed of record in Instrument No. 20050616-0068930, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2013 real property taxes; (b) all matters appearing on the plan of record in Book 161, page 102, said Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1804 Fatherland Street, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES 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 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 5th day of April, 2013.

Kristina Ryan

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kristina Ryan, unmarried , the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 5th day of April, 2013.

Commission expires:

Notary Public

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 7, 2017