PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

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Nashville, Tennessee 37205

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BILL GARRETT, Davidson County
Trans:T20130043104 DEEDWARR
Recvd: 05/23/13 09:31 2 pgs
Fees:13.00 Taxes:2127.50
20130523-0052074

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 52486
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Kenneth E. Vargas Latisha D. Tittsworth-Vargas 6228 Bridlewood Lane Brentwood, TN 37027	NEW OWNER

TAX MAP-PARCEL NUMBERS: 15900015300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$575,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Patrick C. Ryan and Susan G. Ryan, husband and wife,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Kenneth Vargas and wife, Latisha** D. TITTSWORTH-VARGAS 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 Lot No. 191 on the Plan of River Oaks, Section Two of record in Book 4175, page 85, Register's Office for said County to which Plan reference is made for a complete description.

Being the same property conveyed to Patrick C. Ryan and Susan G. Ryan, husband and wife, by Warranty Deed from Joseph D. Johnson and Leigh P. Johnson, both unmarried, dated June 29, 2004 and recorded on July 2, 2004, of record in Doc. No. 20040702-0079338

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

Taxes for 2013, and subsequent years. Said taxes are neither due nor payable. Tax reference numbers: 15900015300.

The Plan, with Owner's Certificate, of record in Book 4175, page 85 , said Register's Office, which Plan shows 75 minimum building set back line from Old Hickory Boulevard, a 50 foot minimum building setback line from Bridlewood Lane, a 10 foot easement for public utility and drainage purposes along the rear line, a 2.5 by 25 foot utility anchor easement located on the northeasterly front corner of said lot and a 3 by 15 foot utility anchor easement located on the westerly side line of said lot.

Easement for sanitary sewers and /or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, by instrument of record in Book 7808, page 540, said Register's Office.

This is improved property, known as: 6228 Bridlewood Lane, Brentwood, Tennessee 37027

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 20th day of May, 2013.

Patrick C. Ryan
Patrick C. Ryan

Susan G Ryan
Susan G. Ryan

State of TENNESSEE
County of DAVIDSON

On this 20th day of May, 2013 , before me the undersigned authority, personally appeared Patrick C. Ryan and Susan G. 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: _____

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

Diane K Mann
Notary

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 $575,000.00

Cari Tiesl
Affiant

Sworn and subscribed before me this the 20th day of May, 2013

My Commission Expires: 10/18/2016

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Dana Delworth
Notary Public