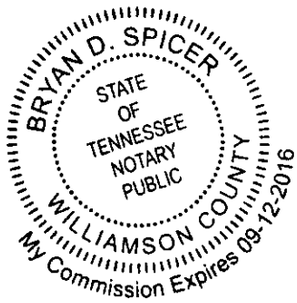
(1) Return to: Bridgehouse Title
342 Cool Springs Blvd. Ste 202
Franklin, TN 37067



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $389,000.00.

Coreen Newcomb
Affiant

Subscribed and sworn to before me, this the 23rd day of May, 2013.

Notary Public

My commission expires: _____

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

BILL GARRETT, Davidson County
Trans:T20130045479 DEEDWARR
Recvd: 05/31/13 12:18 2 pgs
Fees:13.00 Taxes:1439.30
20130531-0055120

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
John Misky	Tennessee Bank & Trust	**15515004300**
205 Spring Ridge Court	4007 Hillsboro Road	
Nashville, TN 37221	Nashville, TN 37215	

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

Dana Forte n/k/a Dana Sandage Ayres, married

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John Misky and Karen Misky, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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, Tennessee, being Lot No. 10 on the Plan of First Revision of McCrory Heights of record in Plat Book 9700, Page 162, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael V. Forte and spouse, Dana Forte by Deed from Neysa Kelley and Cindy Connelley, as joint tenants with rights of survivorship of record in Instrument No. 20020507-0056423, Register's Office for Davidson County, Tennessee, dated May 1, 2002 and recorded on May 7, 2002.

The said Michael V. Forte having since died July 7, 2007 Docket #07P1142 leaving Dana Forte as the surviving tenant by the entirety. Dana Forte having since married Ralph James Ayres, Jr., is now known as Dana Sandage Ayres.

Ralph James Ayres, Jr., spouse of Dana Forte n/k/a Dana Sandage Ayres, joins in this conveyance to convey his marital interest in the subject property.

This conveyance is subject to all covenants, conditions, restrictions, easements, agreements, planning documents and other matters of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 205 Spring Ridge Court, Nashville, TN 37221.

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 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 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/OUR HANDS EFFECTIVE AS OF May 23, 2013:

Dana Sandage Ayres, f/k/a Dana Forte

Ralph James Ayres, Jr.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Dana Forte n/k/a Dana Sandage Ayres and Ralph James Ayres, Jr., the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 23rd day of May, 2013.

My Commission Expires: 6.26.16

Notary Public

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

20131151R