When recorded return to:
Residential & Commercial Title Services
1720 West End Avenue, Suite 400
Nashville, TN. 37203
(615) 921-8684

File No. R13-1382

BILL GARRETT, Davidson County
Trans:T20130055921 DEEDWARR
Recvd: 07/01/13 15:46 3 pgs
Fees:18.00 Taxes:1257.63
20130701-0067903

This instrument prepared by:
Fidelity Residential Solutions
7500 N. Dallas Parkway, Suite 100
One Legacy Circle
Plano, TX 75024
710559 2012-17574
Terry Chandler

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	
Patrick N. Smith and wife, Melanie G. Smith	F & M Bank	
1008 Stone Ridge Drive	10 Cadillac Way #100	
Nashville, TN 37211	Brentwood, TN 37027	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Alison P. Ryan and Dennis M. Ryan, wife and husband have this day bargained and sold, and do hereby transfer and convey unto the said Patrick N. Smith and wife, Melanie G. Smith the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:

See Attached Exhibit "A".

STATE OF Tennessee
COUNTY OF Davidson The actual consideration or value whichever is greater, for this transfer is $ 339,900.00

Affiant

Subscribed and sworn to before me this the 28th day of June, 2013

Notary Public

My commission expires:

(Affix Seal)

THOMAS SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

This is unimproved ( ), known as 1008 Stone Ridge Drive, Nashville, TN 37211

improved ( )

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 this 3 day of June, 2013, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Alison P. Ryan

Alison P. Ryan

Dennis M. Ryan

Dennis M. Ryan

STATE OF Hawaii
city§ **COUNTY OF** Honolulu

Personally appeared before me, Alyse Iwana-Keller, a Notary Public in and for said County and State, Alison P. Ryan, the within named bargainor married (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that She executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3 day of June, 2013.

Notary Public Alyse Iwana-Keller
My Commission Expires: 06-03-2016

ALYSE IWANA-KELLER NOTARY PUBLIC (This area for official notarial seal) No. 12-196 STATE OF HAWAII

STATE OF Hawaii
city **COUNTY OF** Honolulu

Personally appeared before me, Alyse Iwana-Keller, a Notary Public in and for said County and State, Dennis M. Ryan, the within named bargainor married (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3 day of June, 2013.

Notary Public Alyse Iwana-Keller
My Commission Expires: 06-03-2016

ALYSE IWANA-KELLER NOTARY PUBLIC (This area for official notarial seal) No. 12-196 STATE OF HAWAII

Doc. Date: Undated # Pages 3
Notary Name: Alyse Iwana-Keller First Circuit
Doc. Description Warranty Deed
Notary Signature 6-3-13 Date

ALYSE IWANA-KELLER NOTARY PUBLIC No. 12-196 STATE OF HAWAII

Doc. Date: Undated # Pages 3
Notary Name: Alyse Iwana-Keller First Circuit
Doc. Description Warranty Deed
Notary Signature 6-3-13 Date

ALYSE IWANA-KELLER NOTARY PUBLIC No. 12-196 STATE OF HAWAII

LEGAL DESCRIPTION

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 67 on the Plan of The Ridge at Stone Creek, Section 1, a Planned Unit Development, as of record in Instrument No. 20031027-0157621, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.

For information purposes only:

Map/Parcel ID Number: 180-02-0A-035.00CO

BEING the same property conveyed to Alison P. Ryan, a married woman by Warranty Deed from Drees Premier Homes, Inc., an Ohio corporation, dated October 18, 2006, recorded October 23, 2006, as Document No. 20061023-0131018, Register's Office of Davidson County, Tennessee.