Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

13-V-265

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20130073012 DEEDWARR
Recvd: 08/23/13 10:32 2 pgs
Fees:13.00 Taxes:883.93
20130823-0089106

WARRANTY DEED

THIS INDENTURE is made and entered into this 16th day of August, 2013 by and between Gregory S. Slagle, an unmarried man, hereinafter referred to as GRANTOR, and William Christopher Ryans, unmarried, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Being Lot No. 46 on the plan of Phase Two, Highlands of Brentwood (formerly Brentwood Highlands) of record in Instrument No. 200002090013331, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Gregory S. Slagle, an unmarried man, by Warranty Deed from NVR INC., T/A Ryan Homes, a Virginia Corporation, dated September 21, 2001, recorded October 5, 2001, recorded in Instrument 200110050108786, Register's Office for Davidson County, Tennessee.

This is [X]improved [ ]unimproved property known as: 1477 Timber Ridge Circle, Nashville, TN 37211

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Gregory S. Slagle by Randa F. Dawson attorney in fact
Gregory S. Slagle
By Randa F. Dawson attorney in fact

ATTORNEY IN FACT
STATE OF TENNESSEE
COUNTY OF Davidson

On this 16th day of August, 2013 before me personally appeared Randa F. Dawson, to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Gregory S. Slagle, and acknowledged that she executed the same as the free act and deed of said Gregory S. Slagle.

Witness my hand, at office, this 16th day of August, 2013.

Suzanne Thomas
Notary Public

SUZANNE THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires April 18, 2015

My Commission Expires:_____

Name and Address of Property Owner:
William Christopher Ryans
1477 Timber Ridge Circle,
Nashville, TN 37211

Send Tax Statements to:

New Owner

172040A04600CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $238,900.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Chris Ryans
Affiant

Sworn to and subscribed before me, a Notary Public, this 16th day of August, 2013.

Notary Public

NIXON PRESSLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 03/21/2017

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
13-1-265