THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
1312 Sixth Avenue, North
Nashville, TN 37208

BILL GARRETT, Davidson County
Trans: T20130075650 DEEDWARR
Recvd: 09/03/13 09:53 2 pgs
Fees: 13.00 Taxes: 196.10
20130903-0092211

# WARRANTY DEED

State of Tennessee )
County of Davidson )

The actual consideration or value, whichever is greater, for this transfer is $53,000.00.

Affiant

Sworn to and subscribed before me this 30 day of August, 2013.

NOTARY PUBLIC

My Commission Expires: 5-20-14

ROBERT F. SPANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

| ADDRESS - NEW OWNER | SEND TAX BILLS TO: | MAP/PARCEL NUMBER: |
|---|---|---|
| Kenneth W. Cory | Same | 0816001500 |
| 2215 10th Ave South #B | | |
| Nashville, TN 37204 | | |

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Nancy Ryans**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Kenneth W. Cory**, hereinafter called "Grantee", his heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 88 on the Map of Cumberland Gardens, as of record in Book 2900, pages 3 and 4, described as follows:

Said Lot No. 88 fronts 53.60 feet on the south side of O'Neal Drive, and extends back 168.0 feet on the east line, and 156.7 feet on the west line, to a dead line, measuring 36.0 feet thereon.

Being the same property conveyed to Nancy Ryans, by deed from Johnny Burroughs and wife, Linda Burroughs, of record in Instrument No. 20130903009221O, Register's Office for Davidson County, Tennessee.

The above-described property is not the place of usual residence of Nancy Ryans.

This is property known as 2703 O'Neal Drive, Nashville, TN 37208.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, his heirs and assigns forever; and Grantor does covenant with the said Grantee 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 Grantor does further covenant and bind myself, my heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 30 day of August, 2013.

Nancy Ryans
**NANCY RYANS**

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, **Nancy Ryans**, the Bargainer, 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 and official seal this 30 day of August, 2013.

ROBERT A. SPANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 5-20-14