BILL GARRETT, Davidson County
Trans:T20130078687 DEEDWARR
Recvd: 09/11/13 11:01 2 pgs
Fees:13.00 Taxes:606.80
20130911-0095859

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
is
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever greater, for this transfer is $164,000.00

Affiant

Subscribed and sworn to before me, this 26th day of August, 2013.

Notary Public
My commission expires: April 12, 2016

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

02-1308-48655

Address of New Owner:	Send Tax Bills to:	Tax Information
Glenn Douglas Ryans, Jr. 8714 Ambonnay Dr. Brentwood TN 37027	New Owner	181-14-0-A-224.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jillian Charlene Herman Jackson, and husband, Matthew Jackson, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Glenn Douglas Ryans, Jr. and wife, Cheryl Ryans, hereinafter called the Grantees, their successors 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 Unit No. 132, on the Plan of The Villas at Concord Place, Phase 4, as established by the Declaration of Covenants, Conditions & Restrictions of record in Instrument No. 20050922-0114218; Instrument No. 20060328-0035297; Instrument No. 20060501-0049958; Instrument No. 20060731-0092350; Instrument No. 20061228-0160255; and Instrument No. 20070130-0012170, and as shown on the plan as Exhibit "A-1" to the Third Supplemental Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20070130-0012170, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jillian Charlene Herman, an unmarried woman by deed from Centex Homes, a Nevada General Partnership, dated September 20, 2007, recorded October 3, 2007, of record in Instrument No. 20071003-0117663, Register's Office for Davidson County, Tennessee.

Matthew Jackson, spouse of Grantor, joins in the execution of the instrument for the purpose of conveying his marital interest, if any, in the subject property.

Jillian Charlene Herman is one and the same as Jillian Charlene Herman Jackson.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 8714 Ambonnay Dr., Brentwood, TN 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 30th day of August, 2013.

Jillian Charlene Herman Jackson

Matthew Jackson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jillian Charlene Herman Jackson and Matthew Jackson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 30th day of August, 2013.

State of Tennessee at Large

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission expires

1/19/14