2/ BDY44

BILL GARRETT, Davidson County
Trans:T20130084692 DEEDWARR
Recvd: 10/01/13 12:04 3 pgs
Fees:18.00 Taxes:5291.00
20131001-0103043

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW131140

Send Tax Bills To:
F&M Bank
PO Box 451
Clarksville, TN 37041

New Owner is:
Patrick Ryan and Susan Ryan
4300 Wallace Lane
Nashville, TN 37215

MAP: 130-08-0

PARCEL: 072.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Jeffrey R. Miles and wife, Nancy Miles**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Patrick Ryan and wife, Susan Ryan,** hereinafter referred to as Grantee, their heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Known As: **4300 Wallace Lane, Nashville, TN 37215**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot Number 31, on the plat of Sneed Estates, as shown on plat of record in Plat Book 2133, Page 10, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Jeffrey R. Miles and wife, Nancy Miles by Warranty Deed from Bradley W. Weeks and wife, Rachel Weeks, dated 6/3/11 and recorded 6/6/11 in Instrument Number 20110606-0043104; and the same property previously conveyed to Bradley W. Weeks and wife, Rachel Weeks by Warranty Deed from D & G Investments LLC dated 7/18/08 and recorded 7/21/08 in Instrument Number 20080721-0074349, Register's Office for Davidson County, Tennessee.

JRM AIF NM
Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 30 day of September, 2013.

GRANTOR:

Jeffrey R. Miles by Nancy Miles his Attorney-in-Fact

Jeffrey R. Miles by Nancy Miles his Attorney-in-Fact

Nancy Miles

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Nancy Miles**, with whom I am personally acquainted, or proved to me to on the basis of satisfactory evidence, and who upon oath acknowledged that he/she holds a valid power of attorney executed by **Jeffrey R. Miles,** and acting under such power of attorney he/she executed the foregoing instrument for the purposes there in contained. Power of Attorney appearing of record in Instrument Number 20131001010304Z, of the said Register's Office of Davidson County, Tennessee.

Witness my hand and seal on this the 30th day of September, 2013.

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 04, 2013

Notary Public

My Commission Expires:_____

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Nancy Miles**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 30th day of September, 2013.

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 04, 2013

Notary Public

My Commission Expires:_____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,430,000.00.

Affiant

SWORN TO and subscribed before me this 30th day of September, 2013.

Notary Public

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

My Commission Expires: 09-22-2015