Return to:
Foundation Title and Escrow, LLC.
2673 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20140005961 DEEDWARR
Recvd: 01/27/14 11:03 2 pgs
Fees:13.00 Taxes:1343.10
20140127-0007212

ADDRESS NEW OWNER:
Vincent Thomas Ryan
1056 Morton Mill Road
Nashville, Tennessee 37221

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Churchill Mtg Corp
761 Old Hickory Blvd, Ste. 400
Brentwood, TN 37027

MAP	141-12
GROUP	E
PARCEL	14.00co

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Kathy M. Dieterich and Robin J. Dieterich, wife and husband,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Vincent Thomas Ryan and Abigail Lynn Ryan, husband and wife**, hereinafter called the GRANTEES, their heirs 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 Lot No. 7 on the Plan of Harpeth Crest Subdivision, Phase 2, of record in Inst. No. 20020403- 0040556, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kathy M. Dieterich and Robin J. Dieterich, wife and husband by deed from Drees Premier Homes, Inc., an Ohio Corporation of record in Instrument no. 20040702-0079030, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2014 and subsequent years.

This is **improved** property known as **1056 Morton Mill Road, Nashville, Tennessee 37221.**

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 and assigns , forever, and,

GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 our hands this the **21st** day of **January, 2014.**

Kathy M. Dieterich

Kathy M. Dieterich

Robin J Dieterich

Robin J. Dieterich

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Kathy M. Dieterich and Robin J. Dieterich, wife and husband**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 21st day of January, 2014.

Mary Joe Hartz
NOTARY PUBLIC

MARY JOE HARTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/3/2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $363,000.00.

AFFIANT

Subscribed and sworn to before me on this 21st day of January, 2014.

NOTARY PUBLIC

CONNIE J BUCHANAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TN

comm exp 6/15/14