WARRANTY DEED

Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VT1401 00006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $319,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF February, 2014.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

VICTORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES:
September 9, 2014

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC, 58 Music Square West, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Davis and Angela Joy Davis	CMG Mortgage Inc dba CMG Financial	83-3-53
(NAME)	(NAME)	
2017 Greenwood Avenue	3160 Crow Canyon Rd Ste 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans: T20140014714 DEEDWARR
Recvd: 03/04/14 12:23 2 pgs
Fees: 13.00 Taxes: 1180.30

20140304-0018063

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **THAT I, RICHARD M. RYAN, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL DAVIS AND ANGELA JOY DAVIS, 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 the Easterly half of Lot No. 1, on the Plan of Sharpe and Horn's Fifth Addition, as shown on plat of record in Plat Book 161, page 173, in the Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Said easterly part of Lot No. 1 fronts 50 feet on the northerly side of Greenwood Avenue and runs back between parallel lines 181.7 feet to an alley.

BEING the same property conveyed to Richard M. Ryan, unmarried, by Quitclaim Deed from Michael N. Ryan, married, dated 4/21/06 and recorded 4/24/06 in Instrument Number 20060424-0046855; and the same property previously conveyed to Richard M. Ryan and Michael N. Ryan by Warranty Deed from Rex Frazier dba R. F. Enterprises, dated 3/5/99 and recorded 3/15/99 in Book 11385, Page 243, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is:						
Improved	property, known as	2017 Greenwood Avenue		Nashville, TN 37206		
		(House Number)	(Street)	(P.O. Address)	(City or Town)	(Postal Zip)

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 we do covenant with the said GRANTEES 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 17 day of February, 2014.

Richard M. Ryan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Richard M. Ryan, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27 day of February, 2014.

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2017

Notary Public

My Commission Expires: