THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31637-02-2014**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $200,000.00. Affiant Subscribed and sworn to before me this 31st day of March, 2014. Notary Public My Commission Expires:

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-27-2016

WARRANTY DEED

Address New Owner: Richard F. Bryan 106 38th Avenue North #B Nashville, TN 37209	**Send Tax Bills To:** Owner at 3825 Bedford Ave #102 Nashville, TN 37215	**Tax Information:** Map and Parcel No.: 104 050 41900

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jessica E. Keenan Cassini, married and John D. Neese, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Richard F. Bryan, unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 106 38th Avenue North #B, Nashville, TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This is not now, nor has it ever been the principal residence of John D. Neese.

Eddie Kenneth Cassini, Jr., spouse of Jessica E. Keenan Cassini, joins in the execution of this instrument for the purposes of conveying any marital interest he has in subject property.

BILL GARRETT, Davidson County
Trans:T20140022075 DEEDWARR
Recvd: 04/02/14 11:13 3 pgs
Fees:18.00 Taxes:740.00
20140402-0027261

IN WITNESS WHEREOF, Grantor has executed this instrument on the 31st day of March, 2014.

Jessica E. Keenan Cassini

Eddie Kenneth Cassini, Jr.

John D. Neese

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Jessica E. Keenan Cassini, Eddie Kenneth Cassini, Jr. and John D. Neese**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of March, 2014.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 115-B on the Plan of the Zone Lot Division, Lot 115, West Grove Subdivision, of record in Plat Book 421, page 109, amended in Book 6250, page 915, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Jessica E. Keenan, unmarried, and John D. Neese, unmarried, as joint tenants with right of survivorship, by deed dated August 10, 2007, from Scott A. Stacey, unmarried, of record in Instrument No. 20070815-0097643, Register's Office for Davidson County, Tennessee. The said Jessica E. Keenan being one and the same as Jessica E. Keenan Cassini.

This conveyance is made subject to:

1. Taxes for the year 2014, a lien, but not yet due and payable. Map and Parcel No. 104 050 41900.
2. All matters appearing on the Plan of record as Book 421, page 109, amended in Book 6250, page 915, Register's Office for Davidson County, Tennessee.