Davidson County DEEDWARR
Recvd: 05/22/14 13:48 3 pgs
Fees:18.00 Taxes:481.00
20140522-0044311

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 130,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20th day of May, 2014.

Notary Public

Commission Expiration: 10/18/16

KENNETH SWEZEA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMM. EXP. 10-18-2016

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Dorothy Hyde 2112 Meharry Blvd. Nashville, TN 37208	SAME AS NEW OWNER.	-09203005600

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Ryan Lash, unmarried,** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dorothy Hyde**, 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:

Property known as 2112 Meharry Blvd. Nashville, TN 37208, County of Davidson

Being Lot 22 in Jowett's Subdivision of Lot 3 in Elizabeth Harding's Lytle Tract, as of record in Book 57, Page 67, Register's Office for Davidson County, Tennessee. Said Lot 22 fronts 50 feet on the northerly side of Meharry Blvd, formerly Heffernan Street, and runs back between parallel lines 182 feet to an alley.

Being the same property conveyed to Ryan Lash, unmarried, by deed from Richard David Ruffin, Jr., Patti Yvonne Ruffin and Kenneth George Ruffin, as Co-Executors of the Estate of Yvonne White Ruffin, dated 4/16/2004, filed of record in Instrument No. 20040419-0044152, said Register's Office.

Tax Map and Parcel ID is as follows 09203005600

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 2112 Meharry Blvd., Nashville, TN 37208

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 my hand this 20th day of May, 2014.

Ryan Lash

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of May, 2014, before me personally appeared Ryan Lash, unmarried, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 20th day of May, 2014.



Notary Public
Commission Expiration: 10/18/16

True Copy Certification

I, KRISTIAN SHORT, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, RITA B MITCHELL a notary public for this county and state, KRISTIAN SHORT who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rita B Mitchell
Notary's Signature

My Commission Expires: 1-5-2016
Notary' Seal (if on paper)

