WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

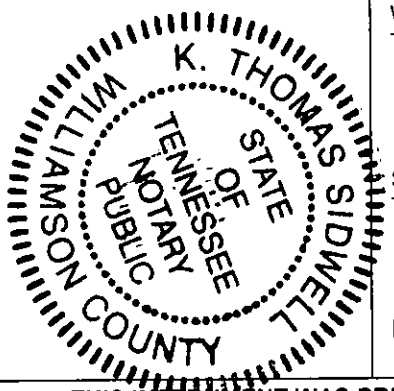
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20TH DAY OF JUNE, 2014.,

Notary Public

MY COMMISSION EXPIRES: 11/15/17
(AFFIX SEAL)



THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Virginia D. Ryan and husband, Christopher J. Ryan	New Owner	129 11 0 030.00
(NAME)	(NAME)	
929 Neuhoff Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Twenty-Five Thousand And No/100 Dollars ($225,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Reva Choate, an unmarried woman**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Virginia D. Ryan and Christopher J. Ryan, wife and husband**, 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. 175 on the Plan of Section 1, Warner Park Valley of record in Book 3600, pages 12, 13 and 14, Register's Office for said County.

Said Lot No. 175 front 100 feet on the Westerly side of Neuhoff Lane, and extends back between parallel lines, 150 feet to a dead line.

Being the same property conveyed to Imogene Choate, unmarried, and Reva Choate, unmarried, by Warranty Deed from Murphree Realty Company dated May 5, 1965, of record in Book 3892, page 193, Register's Office for Davidson County, Tennessee. The said Imogene Choate having since died on March 5, 2008 and subject property vested solely in Reva Choate.

BILL GARRETT, Davidson County
Trans:T20140044162 DEEDWARR
Recvd: 06/23/14 09:54 2 pgs
Fees:13.00 Taxes:832.50
20140623-0054419

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 929 Neuhoff Lane, Nashville, TN 37205

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 I do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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 June, 2014.

Reva Choate

Reva Choate

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state. Reva Choate, with whom I am personally acquainted, and who acknowledged that she exectued the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of June, 2014.

Notary Public

My Commission Expires:

(SEAL)

