BILL GARRETT, Davidson County
Trans:T20140047131 DEEDWARR
Recvd: 07/02/14 10:15 2 pgs
Fees:13.00 Taxes:1535.50
20140702-0058105

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 14061195

BOX 50-B

RETURN TO:
ESCROW CORP.
AVE.
37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $415,000.00

Affiant

Subscribed and sworn to before me, this 25th day of June, 2014.

AMY C. SCHLEIER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 9-11-17

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
James J. Ryan Jr. Sara L. Ryan 6773 Christiansted Lane Nashville TN 37211	New Owner	Tax Parcel ID No. 172100B11800CO

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, **Michael A. Brown and Renee Brown, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James J. Ryan, Jr. and Sara L. Ryan, Husband and Wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 10, CHRISTIANSTED VALLEY, PHASE THREE, as shown on plat of record in Instrument No. 20060316-0030458, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Michael A. Brown, unmarried by Special Warranty Deed from Turnberry Homes, L.L.C., a Tennessee limited liability company, recorded on the 4th day of September, 2007 in Instrument No. 20070904-0105477, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CHRISTIANSTED VALLEY, PHASE THREE, as recorded in Instrument No. 20060316-0030458.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 3, HOLT HILLS, as recorded in Plat Book 5200, Page(s) 306.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 5708, Page 670, Book 5794, Page 256 and Instrument Nos. 199912210305559, 200007280074515 and 20070206-0015266.

Terms and provisions of by-Laws of Christiansted Valley Homeowners Association, Inc. recorded in Instrument No. 199912210305559.

Charter of Christiansted Valley Homeowners Association, Inc. recorded at Instrument No. 199912210305560 as amended at Instrument Nos. 199912210305561 and 200003160026959.

Easement for Ingress/Egress and Utility, recorded in Book 5794, Page 256.

Easement for Right of Way, recorded in Book 4780, Page 611 and Book 5708, Page 670.

Easement for Joint Roadway and Maintenance, recorded in Book 5707, Page 706 and Book 5720, Page 183.

Stormwater Detention Agreement recorded at Instrument No. 20050607-0065120. Shared Turnaround Easement recorded at Instrument No. 20070817-0098507.

Right of Way Easement recorded in Book 5794, Page 256.

This is improved property located at 6773 Christiansted Lane Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of June, 2014.

Michael A. Brown

Renee Brown

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael A. Brown and Renee Brown, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of June, 2014.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
MARCH 25, 2018