4 GSRM Box 44

BILL GARRETT, Davidson County
Trans:T20140049159 DEEDWARR
Recvd: 07/10/14 09:39 2 pgs
Fees:13.00 Taxes:419.95
20140710-0060683

THIS INSTRUMENT PREPARED BY: WESLEY D. TURNER **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $113,500.00. Affiant Subscribed and sworn to before me, this 8th day of July, 2014. Notary Public My Commission Expires: My Commission Expires November 5, 2014

WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner As Follows:
Jeffrey L. McKay
1402 Harwood Drive
Nashville, TN 37206

Send Tax Bills To:
New Owner

Map-Parcel Number:
083-04 004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JUSTIN DAVID RYAN, SOLE HEIR AT LAW OF THOMAS F. RYAN, II**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **JEFFREY L. MCKAY, unmarried**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Porter Heights, Part 4 of record in Plat Book 1424, page 103, Register's Office for Davidson County, Tennessee, and part of Lot No. 64 on the Plan of Brownsville of record in Plat Book 21, page 9, Register's Office for Davidson County, Tennessee.

Said Lot No. 7 and part of Lot No. 64 fronts 65.0 feet on the westerly margin of Harwood Drive and extends back between parallel lines 325.0 feet to a dead line in the rear.

Being the same property conveyed to Thomas F. Ryan, II by Warranty Deed from The Grayson Group, Inc., a Tennessee corporation of record in Instrument No. 20010727-009884, in the Register's Office for Davidson County, Tennessee. The said Thomas F. Ryan, II subsequently died intestate on August 2, 2013. By Order Declaring Intestate Estate entered in Case# 13P-1747 in the Seventh Circuit Court for Davidson County,

Tennessee, Probate Division, the Estate of Thomas F. Ryan, II was deemed to be Intestate and Justin David Ryan was found to be the only heir at law of Thomas F. Ryan, II.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2014 taxes, a lien, not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. All matters as shown on the Plan of Porter Heights, Part Four of record in Plat Book 1424, page 103, in the Register's Office for Davidson County, Tennessee.

3. All matters as shown on the Plan of Brownsville of record in Plat Book 21, page 9, in the Register's Office for Davidson County, Tennessee.

4. Terms and conditions of the Restrictive Covenants for Porter Heights of record in Book 1717, page 53, in the Register's Office for Davidson County, Tennessee.

This is improved property known as: **1402 Harwood Drive, Nashville, TN 37206.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and Grantor covenant with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 9th day of July, 2014.

Justin David Ryan

Justin David Ryan

BY: Anna E. Valentine

Anna E. Valentine, Attorney-In-Fact
Limited Power of Attorney of record as Instrument No. 20140624-0055174, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ANNA E. VALENTINE**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she is the Attorney in Fact for **JUSTIN DAVID RYAN** and is authorized by the Grantor to execute this instrument on behalf of Grantor and who further acknowledged that she executed the within instrument for the purposes therein contained as the free act and deed of the said Grantor.

WITNESS my hand, at office, this 9 day of July, 2014

(Seal)

Notary Public

My Commission Expires: _____

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