WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140080629 DEEDWARR
Recvd: 10/27/14 10:29 2 pgs
Fees:13.00 Taxes:401.45
20141027-0098675

JACQUELINE C. BROWN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of October, 2014.

NOTARY PUBLIC
Jacqueline C. Brown
My Commission Expires
January 6, 2015
STATE OF TENNESSEE

Notary Public

MY COMMISSION EXPIRES: 1-6-15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Greenvue Title & Escrow, LLC, 2207 Crestmoor Road, Suite 101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Blair Paul Scott Jr	Community Mortgage	085-13-0-038.00
(NAME)	(NAME)	
216 Cliffdale Road	615 Main Street, Ste 205	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Chelsea Ryan and husband, Patrick Ryan, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Blair Paul Scott, Jr., a single man, 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(s) 4, as shown on the map entitled Revised Map of Cliffdale, of record in Book 974, page 49, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to CHELSEA RYAN AND HUSBAND, PATRICK RYAN, by deed from ADAM WRIGHT AND MARY BETH CLARK, BOTH UNMARRIED, of record in Instrument No. 20101019-0083554, dated October 8, 2010, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 216 Cliffdale Road, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.
This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Witness our hands this 24th day of October, 2014.

Chelsea Ryan

Patrick Ryan

STATE OF TENNESSEE

COUNTY OF Davidson

On this 24th day of October, 2014, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Chelsea Ryan and Patrick Ryan**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
1-6-15

Notary Public,

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Jacqueline G. Brown
My Commission Expires
January 6, 2015
STATE OF TENNESSEE