BILL GARRETT, Davidson County
Trans:T20150003410 DEEDWARR
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Fees:13.00 Taxes:333.00
20150114-0003967

This Instrument Prepared By:
Thomas I. Bottorff, Attorney-at-Law
Watauga Title of Rutherford Co., LLC
230 Glenis Drive, Suite 304, Liberty Square, 615-890-1161
Murfreesboro, Tennessee 37129
from information furnished by the parties

ADDRESS NEW OWNER:
Ryan P. Lassan
4610 Indiana Ave.
Nashville, Tennessee 37209

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Wilson Bank & Trust
PO Box 768
Lebanon, TN 37088-0768

Map & Parcel
91-11-180.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Edward P. Lassan, married, and Steve M. Lassan, married,** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Ryan P. Lassan. Unmarried**, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being all of **Lot Nos. 521 and 523, Block 83, No. 1, Plan of West Nashville**, as shown by plat and survey of record in Book 57, Pages 74 & 75, of record in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Edward P. Lassan, an undivided one-half (1/2) interest, and Steve M. Lassan, an undivided one-half (1/2) interest, by Quitclaim Deed dated February 26, 1999, from Thomas E. Stewart, Trustee, appearing of record in Book 11368, page 452, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2015 and subsequent years.

This is **improved** property known as **4610 Indiana Ave., Nashville, Tennessee 37209.**

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, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his heirs and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Judy Lassan, the wife of Edward P. Lassan, joins in this instrument for the purpose of conveying any and all rights she may have in and to said property, marital or otherwise, to the GRANTEE.

Ella Lassan, the wife of Steve M. Lassan, joins in this instrument for the purpose of conveying any and all rights she may have in and to said property, marital or otherwise, to the GRANTEE.

WITNESS our hands this the **8th** day of **January, 2015.**

Edward P. Lassan

Edward P. Lassan

Steve M. Lassan

Steve M. Lassan

Judy Lassan

Judy Lassan

BY: Edward P. Lassan by attorney in fact

Edward P. Lassan, attorney-in-fact

Ella Lassan

Ella Lassan

BY: Steve M. Lassan attorney-in fact

Steve M. Lassan, attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a notary public in and for said county and state, the within named **Edward P. Lassan**, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who, upon oath, acknowledged that he executed the within instrument as the free act and deed of the said **Judy Lassan,** the within named bargainor, for the purposes therein contained by virtue of a Limited Power of Attorney duly executed by the said Judy Lassan, and simultaneously recorded herewith and appearing of record in Instrument # 20150114-0003965, of the Register's Office of Davidson County, Tennessee.

WITNESS MY HAND AND OFFICIAL SEAL, this the 8th day of January, 2015.

Lisa D. Turner

NOTARY PUBLIC

LISA D. TURNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My commission expires: 6-19-16

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a notary public in and for said county and state, the within named **Steve M. Lassan**, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who, upon oath, acknowledged that he executed the within instrument as the free act and deed of the said **Ella Lassan,** the within named bargainor, for the purposes therein contained by virtue of a Limited Power of Attorney duly executed by the said Ella Lassan, and simultaneously recorded herewith and appearing of record in Instrument # 20150114-0003966, of the Register's Office of Davidson County, Tennessee.

WITNESS MY HAND AND OFFICIAL SEAL, this the 8th day of January, 2015.

Lisa D. Turner

NOTARY PUBLIC

LISA D. TURNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My commission expires: 6-19-16

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $90,000.00.

AFFIANT

Subscribed and sworn to before me on this 8th day of January, 2015.

Lisa D. Turner

Lisa D. Turner
NOTARY PUBLIC

LISA D. TURNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires: 6/19/2016