B of 29

STATE OF TENNESSEE 19545U
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF March, 2015.

Notary Public Ollie Mai Parsley
MY COMMISSION EXPIRES: 3/ 6/2018

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-6-2018

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 323 Emery Drive, Nashville, TN 37214-3113

| NAME | ADDRESS |
|---|---|
| Address New Owner(s) as Follows: Joseph D. Ryan | Send Tax Bills To: TruHome Solutions, LLC |
| (Name) 414 Lynn Drive | (Name) P. O. Box 14908 |
| (Street Address or Route Number) Nashville, TN 37211-3614 | (Street Address) Lenexa, KS 66285-4908 |
| (City) (State) (Zip) | (City) (State) (Zip) |

Map-Parcel Number(s): 13216011100

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, Stephanie Marks-Ryan, unmarried HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph D. Ryan 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. 834 on the Plan of Caldwell Hall, Section XIII, of record in Book 3300, page 66, Register's Office for said County.

Said Lot No. 834 fronts 50 feet on the northerly side of Lynn Drive and extends back 192.91 feet on the west line and 178.39 feet on the east line to a dead line in the rear on which it measures 81.2 feet.

BEING the same property conveyed to Harry M. Marks and wife, Patty A. Marks by deed from Carmen M. Jones, unmarried, dated November 30, 1993, filed of record in Book 9171, page 928, Register's Office for Davidson County, Tennessee. The said Harry M. Marks having predeceased Patty A. Marks who died on July 24, 2014. Pursuant to the Last Will & Testament of Patty A. Marks, No. 14P1471 in the Seventh Circuit Court of Davidson County, title is now vested in Stephanie Marks-Ryan.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

This is improved property known as 414 Lynn Drive, Nashville, TN 37211.

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, their heirs and assigns, forever; and we do covenant with the said GRANTEE 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 GRANTEE, 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 his/her/their hand(s) this 26th day of March, 2015.

Seller
Stephanie Marks-Ryan

BILL GARRETT, Davidson County
Trans:T20150022603 DEEDWARR
Recvd: 03/27/15 13:47 2 pgs
Fees:13.00 Taxes:699.30
20150327-0026663

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Ollie Mai Parsley, a Notary Public within and for the State and County aforesaid, the within named Stephanie Marks-Ryan, the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 26th day of March, 2015.

My commission expires 3/6/2018.

Notary Public: Ollie Mai Parsley

