WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150044190 DEEDWARR
Recvd: 06/05/15 08:51 2 pgs
Fees:13.00 Taxes:995.30
20150605-0052644

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $269,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of May, 2015.

Notary Public

MY COMMISSION EXPIRES: 1/18/16

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

DEANIE L. GREGORY, ATTORNEY AT LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ben Cantrell	Ben H. Cantrell	093061J14200CO
(NAME)	(NAME)	
415 Church Street, Unit 1905	415 Church Street, Unit 1905	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37219	Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Delmas Anthony Ryan Jr. and Christina Giesla Ryan, as husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ben Cantrell and Rose Cantrell, Husband and Wife, 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:

ALL that certain condominium Apartment situated in the County of Davidson, State of Tennessee and being described as Unit No. 1905 of the Horizontal Property Regime of Viridian Condominium pursuant to Master Deed of record as Instrument No. 20061004-0122833 and Addendum thereto of record in Instrument No. 20061004-0122834, Register's Office for Davidson County, Tennessee and including any other applicable Amendments thereto, to which reference is here made for a more complete description thereof.

Being the same property conveyed on May 18, 2012 by Warranty Deed to Delmas Anthony Ryan, Jr. and wife, Christina Gisela Ryan by Warranty Deed from Betty H. Smith, unmarried, which deed is of record in Instrument No. 20120522-0044227, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2015 AND SUBSEQUENT YEARS THEREAFTER; SUBJECT TO MASTER DEED OF RECORD IN INSTRUMENT NO. 20061004-0122833 AND ADDENDUM THERETO OF RECORD IN INSTRUMENT NO. 20061004-0122834, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.

unimproved ☐

This is improved ☑ property, known as 415 Church Street, Unit 1905, Nashville, TN 37219

(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.

Witness our hands this 29th day of May, 2015.

Delmas Anthony Ryan Jr.

Christina Giesla Ryan

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 29th day of May, 2015, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Delmas Anthony Ryan Jr. and Christina Giesla 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:
1-9-18

Notary Public,

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

