WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $163,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of July, 2015.

Notary Public

MY COMMISSION EXPIRES: 1-9-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Delmas A. Ryan Jr.	**SAME AS NEW OWNER**	084-15-0-085
(NAME)	(NAME)	BILL GARRETT, Davidson County
115 Blue Hills Court		Trans:T20150057096 DEEDWARR
(ADDRESS)	(ADDRESS)	Recvd: 07/14/15 14:06 2 pgs
Nashville, TN 37214		Fees:13.00 Taxes:603.10
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20150714-0068593

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Ted H. Hughes and Janet B. Hughes, Husband and Wife and David P. Newman and Marilyn H. Newman, Husband and Wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Delmas A. Ryan Jr. and Christina G. Ryan, husband and wife**, hereinafter called the GRANTEE (S), their heirs and/or 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. 41 on the Plan of Section I, Castlewood Estates, of record in Plat Book 2331, Page 72, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Ted H. Hughes and Janet B. Hughes, Husband and Wife 65% undivided interest and David P. Newman and Marilyn H. Newman, Husband and Wife 35% undivided interest, by Warranty Deed from Anita Beth Boling, dated 05/21/2015, recorded 06/23/2015 of record in Instrument No. 20150623-0060129, in Register's Office for Davidson County, Tennessee.

Previously being the same property conveyed to William W. Boling, Jr., and wife, Anita Beth Boling by Warranty Deed from Barbara Roberson, dated 07/01/1988, recorded 7/11/1988 of record in Book 7595, Page 748, in Register's Office for Davidson County, Tennessee. William W. Boling, Jr. died on **** leaving Anita Beth Boling as sole surviving tenant by the entirety.

Subject to the following: (1) All matters shown on the plat of record in Plat Book 2331, Page 72, in the Register's Office for Davidson County, Tennessee; and (2) Covenants, conditions, easements and restrictions of record in Book 2450, Page 469, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.

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.

unimproved ☐

This is improved ☑ property, known as 115 Blue Hills Court, 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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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(S), their heirs and/or 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 9th day of July, 2015.

Ted H. Hughes

Janet B. Hughes

David P. Newman

Marilyn H. Newman

State of Tennessee
County of Wilson

Personally appeared before me Ted H. Hughes, Janet B. Hughes, David P. Newman, and Marilyn H. Newman, 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 foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 10th day of July, 2015.

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO. TN

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122