WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$1,150,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF AUGUST, 2015.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 3-20-18

BILL GARRETT, Davidson County
Trans:T20150069396 DEEDWARR
Recvd: 08/18/15 10:39 2 pgs
Fees:13.00 Taxes:4255.00
20150818-0082965

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
The Closing Company Title & Escrow LLC
8005 Church Street E, Ste 201
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES EASON	Regions Mortgage	**53-12-A-3.00**
(NAME)	(NAME)	
612 LAKEMEADE POINT	2050 Parkway Office Cir	
(ADDRESS)	(ADDRESS)	
OLD HICKORY, TN 37138	Birmingham AL 35244	
(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, I, **CARA C. RYCKMAN, UNMARRIED** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES EASON AND LAURA EASON, 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:

Land in Davidson County, Tennessee, being all of Lot No. 3 on the Final Plat of Subdivision of the Harry Hose Property and Resubdivision of Lots 8,9 & 10 of the Villas of Lakemeade, Phase II, as shown by plat appearing of record in Instrument Number 20021205-0149714 of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Cara Ryckman by Quitclaim Deed from Richard Ryckman, dated May 26, 2015, recorded June 19, 2015, as Instrument Number 20150619-0059012, Register's Office for Davidson County, Tennessee. Also acquired as Cara C. Ryckman in Instrument Number 20110502-0033149, said Register's Office.

unimproved ☐
This is improved ☒ property, known as **612 Lakemeade Point** (House Number) (Street) **Old Hickory,TN** (P.O. Address) (City or Town) **37138** (Postal Zip)

This conveyance is made subject to all conditions easements; and all other matters of record in the Register's Office for Davidson County Tennessee, including but not limited to (a) 2015 real property taxes have been prorated and assumed by the buyer; (b) all matters appearing on the plan of record in Instrument Number 20021205-0149714, said Register's Office and (c) Restrictions of record in Book 9434, page 355 and Book 946, page 64, said Register's Office.

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 my hand this 14th day of August, 2015.

Cara C. Ryckman

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, of said County, Cara C. Ryckman, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 14th day of August, 2015.

Commission expires:

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 8, 2018

Notary Public