NEW OWNER:

Kathryn Leigh Ryan
Tyler Hill
1400 Lischey Avenue
Nashville, TN 37207

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 15-0731

Map 071 Group 15-0 Parcel 235.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20150070053 DEEDWARR
Recvd: 08/19/15 15:11 2 pgs
Fees:13.00 Taxes:943.50
20150819-0083721

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Fifty-Five Thousand and 00/100 Dollars** (**$255,000.00**) cash in hand paid, the receipt of which is hereby acknowledged, **ANDREW DICKER**("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **KATHRYN RYAN, A SINGLE WOMAN, AND TYLER HILL, A SINGLE MAN** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

All that certain, property situated in the County of Davidson, and State of Tennessee, Being described as follows land in Davidson County, Tennessee, Being Lots No. 43 and 44 on the plan of The Highland Land Co's Subdivision, and of record in Book 421, Page 14, Register's Office for Davidson County, Tennessee, to which plan reference is here made. Said Lot No. 43 and 44 from a single corner lot, front together 50 feet on the westerly margin of Lischey Avenue and 193.4 feet on the northerly margin of Marie Street and extending back 194.7 feet on the northerly line and 50 feet on the westerly line a 15 foot alley to a point of intersection.

BEING the same property conveyed to Andrew Dicker, a married person, by General Warranty Deed from U. S. Bank, N. A. Trustee etc., dated November 25, 2014, and of record Instrument No. 20141212-0113807, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 1400 Lischey Avenue, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantees that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear

and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 14th day of **August, 2015**.

ANDREW DICKER

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, ANDREW DICKER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 14th day of **August, 2015**.

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

NOTARY PUBLIC

My commission expires: 5-30-17

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The actual consideration or value, whichever is greater, for this transfer is $ **255,000.00** .

AFFIANT

Sworn to and subscribed to before me this 14th day of **August, 2015**.

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

NOTARY PUBLIC

My commission expires: 5-30-17