# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150082770 DEEDWARR
Recvd: 09/29/15 11:55 2 pgs
Fees:13.00 Taxes:666.00
20150929-0098788

Dellena Lowborn
State of Tennessee Notary Public
Davidson County

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 DAY OF September 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Broker Title & Escrow, LLC, 1404 17th Avenue South, Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Shannon H. Ryan | Franklin Synergy Bank | 091-02-0-039.00 |
| (NAME) | (NAME) | |
| 6218 California Ave. | 134 Pewitt Dr S-100 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville TN 37209 | Brentwood, TN 37027 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT Byron Gregory Cummings HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Shannon H. Ryan and Jason T. Ryan and James Stephen Daves, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Lot 19, BLOCK 21, MAP OF CHEROKEE PARK SUBDIVISION, as shown on plat of record in Plat Book 161, Page 75, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being portion of the same property conveyed by Warranty Deed from The Cirrincione Family Revocable Living Trust, Agreement dated August 30, 2010 to Bryon Gregory Cummings, husband and wife, as recorded on the 8th day of June, 2015 in Instrument No. 20150608-0053497; all of Deed from Frank R. Cirrincione, a married man to Frank R. Cirrincione and Mildred A. Cirrincione, Co-Trustees, Cirrincione Family Revocable Living Trust Agreement dated August 30, 2010 as recorded on the 10th day of September, 2010 in Instrument No. 20100910-0072232 and all of Deed from Bessie Louise Redmond Bates, unmarried widow to Frank R. Cirrincione as recorded on the _th day of January, 1979 in Book 5382, Page 655, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is: Improved property, known as 6218 California Ave. Nashville TN 37209
(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 4 day of September, 2015.

Byron Gregory Cummings
By Daniel Esquibel

Byron Gregory Cummings by Daniel Esquibel, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Daniel Esquibel, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be the power of attorney for Byron Gregory Cummins and he as such power of attorney being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Byron Gregory Cummings himself as attorney in fact.

Witness my hand and official seal at Nashville, Tennessee, this 4 day of September, 2015.

Notary Public

My Commission Expires: 7-24-18

Dellana Lowhorn
State of Tennessee
Notary Public
Davidson County