WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $460,000.00.

Affiant

Subscribed and sworn to me on September 29th, 2015.

NOTARY PUBLIC
My Commission Expires: 8/22/17

BILL GARRETT, Davidson County
Trans:T20150083569 DEEDWARR
Recvd: 10/01/15 10:47 2 pgs
Fees:13.00 Taxes:1702.00
20151001-0099993

DONALD B. HARRETT JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-27857

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford, Attorney-at-Law
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Andrew Ryan Carrie Ryan 968 Windrowe Drive Nashville, TN 37205	New owner	115-06-0 018.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged Daniel M. Foster and wife, Sydney H. Bush-Foster, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Andrew Ryan and Carrie Ryan, husband and wife, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 33, on the plan of Resubdivsion of Lots 33 & 37 of West Meade Hills, Section 2, of record in Plat Book 6200, page 922, Register's Office for said County.
>
> Being the same property conveyed to Daniel M. Foster and wife, Sydney H. Bush-Foster by deed from Laura R. Frank Legwold and husband, Jeffrey J. Legwold of record in Instrument No. 20040913-0110047, Register's Office for Davidson County, Tennessee.
>
> This is improved property, known as 968 Windrowe Drive, Nashville, TN 37205.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 on September 29th, 2015.

Daniel M. Foster

Sydney H. Bush-Foster

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On September 29th, 2015 before me personally appeared Daniel M. Foster and Sydney H. Bush-Foster to me known (or proved to me on the basis of satisfactory evidence) to be the persons 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 official seal on September 29th, 2015.

NOTARY PUBLIC

My Commission Expires: 11-6-2017

