Send Tax Statements To:
New Owner

This Instrument Prepared By/Return To:
JOHN G. MITCHELL, III
Attorney at Law
1535 W. Northfield Blvd., Unit 16
Murfreesboro, TN 37129

Name and Address of New Owner:
Amber Ryan
130 Stonecrest Drive
Nashville, TN 37209

Map and Parcel 114-12-A/98CO
Account Number:

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **DUSTIN HIGGINS AND WIFE, KRISTIN HIGGINS**, has this day bargained and sold and does hereby transfer and convey unto, **AMBER RYAN AND DANIEL RYAN, HUSBAND AND WIFE,** their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, within the corporate limits of the City of Nashville, and being described as follows, to-wit:

> land in Davidson County, Tennessee, being Unit No. 98, on the plan of Stoneridge Townhomes, Phase I, as shown on plat attached as Exhibit E to the Declaration of Covenants, Conditions, and Restrictions Establishing Stoneridge Townhomes, Phase I, appearing of record in Instrument No. 20060721-0088352, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.
>
> Being the same property conveyed to Justin M. Higgins, an unmarried individual, Kristin D. Derryberry, an unmarried individual, by deed from Marquis Homes, LLC., a Limited Liability Company , dated December 21, 2007, appearing of record in Instrument No. 20071227-0147714, of the Register's Office of Davidson County, Tennessee. Justin M. Higgins has since married his wife, Kristin D. Derryberry, as she is now known as Kristin Higgins
>
> This conveyance is made subject to Declaration of Covenants, Restrictions and Conditions contained in instrument of record in Instrument No. 2005-0525-005911; Restrictive Covenants contained in instrument of record in Instrument No. 2005-0421-0044298, and Instrument No. 20060721-0088352 as supplemented in Instrument No. 20080715-0072550 as amended in Instrument No. 20080201-0010773; Easement to Tennessee Electric Power Company of record in Book 787, page 3; Easement of record in Instrument No. 20050510-0052716; Stormwater Detention Agreement of record in Instrument No. 20050804-0091479; and to any and all matters shown on said plat and survey of record in Instrument No. 20060721-0088352 as amended in Instrument No. 20080201-0010773; all of said Register's Office.
>
> THIS conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **AMBER RYAN AND DANIEL RYAN, HUSBAND AND WIFE,** their heirs and assigns, forever.

BILL GARRETT, Davidson County
Trans:T20160009109 DEEDWARR
Recvd: 02/02/16 15:24 2 pgs
Fees:13.00 Taxes:684.50
20160202-0010278

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the 2016 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 1st day of February, 2016.

Dustin Higgins

Kristin Higgins

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, Dustin Higgins and Kristin Higgins, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that she executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Nashville, Tennessee, this the 1st day of February, 2016.

TASHA LUNBOW STATE OF TENNESSEE NOTARY PUBLIC MADISON COUNTY

NOTARY PUBLIC
My Commission Expires: 10/22/16

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $185,000.00, which amount is equal to or greater than the Amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and subscribed before me, this 1st day of February, 2016.

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
My Commission Expires: 10/18/16