(1)

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

This Instrument Prepared By:
**Athens Title & Escrow LLC**
**5115 Maryland Way**
**Brentwood, Tennessee 37027**

ADDRESS NEW OWNER:
Michele R. Ryan
7724 Daniel Trace
Nashville, Tennessee 37221

MORTGAGEE
New Owner

BILL GARRETT, Davidson County
Trans:T20160013460 DEEDWARR
Recvd: 02/18/16 10:53 2 pgs
Fees:13.00 Taxes:832.50
20160218-0015411

SEND TAX BILL TO:
Owner

MAP 126
GROUP 15 0A
PARCEL 08800 CO

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **James J. Reese, Jr., a married man** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Michele R. Ryan, a single woman**, hereinafter called the "GRANTEE", her heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

**Land in Davidson County, Tennessee, being Lot No. 107 on the Plan of Boone Trace at Biltmore, Phase Two of record in Book 9700, Page 316, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.**

Being the same property conveyed to Paul Stephen Becker, by Warranty Deed, from James E. Shearon and wife, Paula T. Shearon, dated November 18, 2005, of record in Instrument No. 20051206-0146692, Register's Office for Davidson County, Tennessee. Said property was conveyed to Robert M. Wilson, Jr., Trustee for Countrywide Home Loans, Inc., of record in Instrument No. 20051206-0146693, dated November 18, 2005, who subsequently appointed Robert S. Coleman, Jr., as Successor Trustee, of record in Instrument No. 20150916-0093945, dated October 23, 2015. Robert S. Coleman, Jr., as Successor Trustee, offered said property for sale at public outcry to the highest bidder for cash, at which time said property was struck off and sold and conveyed by Successor Trustee's Deed to Les Lazarus, of record in Instrument No. 20151201-0120818, dated November 30, 2015, Register's Office for Davidson County, Tennessee. Said property was further conveyed to James J. Reese, Jr., by Quitclaim Deed, from Les Lazarus, an unmarried man, dated December 1, 2015, of record in Instrument No. 20151202-0121479, Register's Office for Davidson County,
Tennessee.

**This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. 260-2-307 or other similar statute therein.**

This conveyance is made subject to the following:

1) 2016 taxes and subsequent years.
2) Matters shown on the Plan of record in Plat Book 9700, page 317, said Register's Office.
3) Property is subject to all matters affecting said premises as contained in Restrictive Covenants, and recorded Inst. No. 20010717-0075902, Register's Office for Davidson County, Tennessee.
4) Property is subject to all matters affecting said premises as contained in Charter for Home Owner's Addociation, and recorded Book 9607, page 534, Register's Office for Davidson County, Tennessee.
5) Property is subject to all matters affecting said premises as contained in Deed of conveyance from NVR, Inc to Boone Trace Homeowner's Association Inc., and recorded Inst. No. 20011119-0126831, Register's Office for Davidson County, Tennessee.
6) Property is subject to all matters affecting said premises as contained in By-Laws to Boone Trace HomeOwner's Association, and recorded Inst. No. 20020912-0111019, and Book 9347, page 312, Register's Office for Davidson County, Tennessee.
7) Any and all restrictions, conditions, and easements of record.

**This is improved property known as 7724 Daniel Trace, Nashville, Tennessee 37221.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Michele R. Ryan, a single woman, her heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind himself, its heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 the 16th day of February, 2016.

James J. Reese, Jr.

STATE OF Tennessee )
COUNTY OF Davidson )

Personally appeared before me, the undersigned Notary Public in and for said County and State, James J. Reese, Jr., a married man, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 16th day of February, 2016.

NOTARY PUBLIC
My Commission Expires: 2-25-19

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee )
COUNTY OF Davidson )

The actual value or consideration, whichever is greater, for this transfer is $225,000.00.

AFFIANT

Subscribed and sworn to before me on this 16th day of February, 2016.

NOTARY PUBLIC
My Commission Expires: _____

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES AUGUST 20, 2017