WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160015263 DEEDWARR
Recvd: 02/24/16 14:20 2 pgs
Fees:13.00 Taxes:629.00
20160224-0017685

P-FC-16-728

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

John D. Ryan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF FEBRUARY, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/20/19
(AFFIX SEAL)

NATHAN KEITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
John Ryan	**New Owner**	
(NAME)	(NAME)	
728 Albar Drive		**142-06-0C-005.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221-2616		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **MICHAEL NICHOLL AND LISE DESCHENES, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JOHN D. RYAN AND WIFE, PALMA A. RYAN,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 59A, Section 4, Doral Country Villa, as shown on plat of record in Plat Book 5050, Page 61, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Michael Nicholl and Lise Deschenes, husband and wife by Warranty deed from Gary Deanhardt, married of record in Instrument No. 20140103-0000587 Register's Office for Davidson County, Tennessee, dated December 27, 2013 and recorded on January 03, 2014.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 5050, Page 61;
- Master Deed of record in Book 5011, Page 395, amended in Book 5157, Page 254, and Instrument No. 200705040053687, and made applicable to Section IV in Book 5157, Page 252 and Book 5124, Page 767;
- Charter of record in Book 5220, Page 112;
- HOA Fines of record in Instrument No. 20151130-0120647;
- Restrictions of record in Book 6480, Page 528, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **728 Albar Drive , Nashville, Tennessee 37221-2616**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 23rd DAY OF FEBRUARY, 2016.

Michael Nicholl by John Gleaves, Attorney-In-Fact

Lise Deschenes by John Gleaves, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MICHAEL NICHOLL AND LISE DESCHENES, and who acknowledged he/she/they executed the same as the free act and deed of the said MICHAEL NICHOLL AND LISE DESCHENES.

Witness my hand and official seal, this the 23rd of February, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212