(1)

BILL GARRETT, Davidson County
Trans:T20160021825 DEEDWARR
Recvd: 03/17/16 10:20 2 pgs
Fees:13.00 Taxes:4625.00
20160317-0025303

WARRANTY DEED

State of Tennessee
County of

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of March, 2016

Notary Public

MY COMMISSION EXPIRES: 9-20-2017

(AFFIX SEAL)

LISA S. GEOGHEGAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sean P. Ryan	Same	Map 129
(NAME)	(NAME)	
131 Allendale Drive		Parcel 4
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Homes By Larsson, Inc., a Tennessee Corporation,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Sean P. Ryan and Elizabeth T. Ryan, husband and wife,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 50 on the Plan of West Meade Farms, Section 3, of record in Book 1835, page 4, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description of said property.

BEING the same property conveyed to Homes by Larsson, Inc., a Tennessee corporation by Warranty Deed from Jewel Moncrief Wright, filed of record in Instrument No. 20141201-0109755, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2016 real property taxes have been prorated and assumed by the grantee(s); and (b) all matters appearing on the plan of record in Book 1835, page 4, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 131 Allendale Drive, Nashville, TN 37205
(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 my/our hands this 15th day of March, 2016.

Homes by Larsson, Inc.

By: _____
Burt Larsson, President

State of Tennessee
County of Davidson

Before me, the undersigned, a notary public in and for said County and State, personally appeared, **Burt Larsson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **President of Homes By Larsson, Inc.**, (the "Company") the within named bargainor, a Tennessee corporation, and that as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Company by himself as President.

WITNESS my hand and seal this 15th day of March, 2016.

_____
Notary Public Robert L. Scruggs

My Commission Expires: _____

File No.: 36421

