THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16037120**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $382,900.00. Affiant Subscribed and sworn to before me, this 3rd day of May, 2016. Notary Public My Commission Expires: 3/3/19

CASSIE LOVVORN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Michael Paul Illobre 6218 CALIFORNIA AVE Nashville, TN 37209-1323	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 09102003900

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, **Shannon H. Ryan and Jason T. Ryan and James Stephen Daves** ("Grantor"), have this day bargained and sold, and does hereby transfer and convey to **Michael Illobre, a married man and spouse, Nathanial Robinson,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit A, CALIFORNIA COTTAGES HOMEOWNER'S ASSOCIATION, as shown on Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20151005-0100962, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed by Warranty Deed from Byron Gregory Cummings to Shannon H. Ryan and Jason T. Ryan and James Stephen Daves as recorded on the 29th day of September, 2015 in Instrument No. 20150929-0098788; part of Warranty Deed from The Cirrincione Family Revocable Living Trust, Agreement dated August 30, 2010 to Byron Gregory Cummings, husband and wife as recorded on the 8th day of June, 2015 in Instrument No. 20150608-0053497; part of Quitclaim Deed from Frank R. Cirrincione, a married man to Frank R. Cirrincione and Mildred A. Cirrincione, Co-Trustees, Cirrincione Family Revocable Living Trust Agreement dated August 30, 2010 as recorded on the 10th day of September, 2010 in Instrument No. 20100910-0072232 and part of Warranty Deed from Bessie Louise Redmond Bates, Unmarried Widow to Frank R. Cirrincione as recorded on the 8th day of January, 1979 in Deed Book 5382, Page 655, in the Register's Office of Davison County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CHEROKEE PARK SUBDIVISION, as recorded in Plat Book 161, Page(s) 75.

Davidson County DEEDWARR
Recvd: 05/04/16 13:38 3 pgs
Fees:18.00 Taxes:1416.73
20160504-0044082

Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20151005-0100962. Charter recorded at Instrument No. 20151001-0099776.

This is improved property located at 6218 CALIFORNIA AVE Nashville, TN 37209-1323.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of May, 2016.

Shannon H. Ryan

Jason T. Ryan

James Stephen Daves By Jennifer Chichester, attorney-in-fact

James Stephen Daves
By: Jennifer Chichester, 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, aforesaid, Shannon H. Ryan and Jason T. Ryan with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of May, 2016.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jennifer Chichester, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-fact for James Stephen Daves, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 3rd day of May, 2016.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

True Copy Certification

I, Cari Mule' do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Cassie Lovvorn, a notary public for this county and state, Cari Mule', who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 03/03/2019

