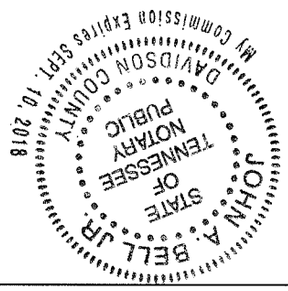
WARRANTY DEED



STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $560,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF May, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400, Nashville TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Whitney Ryan	same	10304009500
(NAME)	(NAME)	
4606 Utah Ave.		
(ADDRESS)	(ADDRESS)	
Nashville TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT **Stacey Olsen, married and Margie M Wilkett, unmarried** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Whitney Ryan and wife, Jessica Ryan**, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NO. 11 AND THE WEST HALF OF LOT NO. 10, OF BLOCK 4, ON THE MAP OF THE SYLVAN LAND COMPANY'S SUBDIVISION OF RECORD IN BOOK 332, PAGE 104, REGISTER'S OFFICE FOR SAID COUNTY, AND DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTH MARGIN OF UTAH AVENUE 60 FEET EAST OF 47TH AVENUE NORTH; THENCE EASTERLY, ALONG THE NORTH MARGIN OF UTAH AVENUE 75 FEET; THENCE NORTHERLY PARALLEL TO 47TH AVENUE NORTH, 160 FEET TO AN ALLEY; THENCE WESTERLY ALONG SAID ALLEY 75 FEET; THENCE SOUTHERLY PARALLEL TO 47TH AVENUE NORTH, 160 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO STACEY D. OLSEN AND MARGIE M. WILKETT, TENNANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, FROM WALLACE M. REID JR. AND MAJORIE ANN WATTS, TRUSTEES FOR THE MARJORIE KAIL REID REVOCABLE TRUST BY WARRANTY DEED, DATED NOVEMBER 1, 2013, OF RECORD IN INSTRUMENT NO. 20131101-0113870, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 4606 UTAH AVENUE, NASHVILLE, TN 37209.

THIS IS NOT NOW NOR HAS IT EVER BEEN THE PRIMIARY RESIDENCE OF MARGIE M WILKETT.

ERIC BRASHER IS THE HUSBAND OF STACY OLSEN, STACY OLSEN IS NOW KNOWN AS STACEY BRASHER. ERIC BRASHER IS SIGNING TO CONVEY ANY RIGHTS HE MAY HAVE MARTIAL OR OTHERWISE.

Davidson County DEEDWARR
Recvd: 05/09/16 11:30 3 pgs
Fees:18.00 Taxes:2072.00
20160509-0045706

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is: Improved property, known as 4606 Utah Ave. Nashville TN 37209

(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 our hands 04/20/16.

Stacey Olsen
Stacey Olsen

Margie M Wilkett by Stacey Olsen Atty in fa
Margie M Wilkett

Eric Brasher

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Stacey Olsen and Eric Brasher with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 04/20/16.

JOHN A. BELL JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPT 10, 2018

Notary Public

My Commission Expires: 9-10-18

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Stacey Olsen, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself/herself to be the Power of Attorney for Margie M Wilkett, , and she/he as such Power of Attorney being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of Margie M Wilkett by himself/herself as Power of Attoney.

Witness my hand and official seal at Nashville, Tennessee, this 20 day of April, 2016.

JOHN A. BELL JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPT 10, 2018

Notary Public
Commission Expires: 9-10-18

My

True Copy Certification

I, Dellana Lowhorn, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Davidson

Personally appeared before me, JohnBell Jr, a notary public for this county and state, Dellana Lowhorn, 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:

Notary Seal (if on paper)

JOHN A. BELL JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 10, 2018