PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref: (DM) Title No.: 58317
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Ryan Cazana 3602woodmont Blvd. Nashville, TN 37205	New Owner

TAX MAP PARCEL NUMBERS: 11705007000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$600,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Christopher Fort and Patricia Fort, husband and wife,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Ryan Cazana, a married man,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of The Henry Sperry Subdivision of record in Book 974, page 21, Register's Office for said County.

Said Lot No. 10 fronts 100 feet on the northerly margin of Woodmont Boulevard and extends back between parallel lines 315 feet to a dead line in the rear.

Being the same property conveyed to Christopher Fort and wife, Patricia Fort by Warranty Deed from Louis A. Green, III and wife, Helen S. Green, dated June 1, 1984 and recorded on June 4, 1984 of record in Book 6307, page 248, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2016, and subsequent years; All Matters shown on the Plan, with Owner's Certificate, of record in Book 974, page 21, said Register's Office.

This is improved property, known as 3602 Woodmont Boulevard, Nashville, TN 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

BILL GARRETT, Davidson County
Trans:T20160053786 DEEDWARR
Recvd: 06/23/16 15:24 2 pgs
Fees:13.00 Taxes:2220.00
20160623-0064344

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 16th day of June, 2016.

Christopher Fort

Christopher Fort

Patricia Fort

Patricia Fort

State of Tennessee

County of Davidson

On this 16th day of June, 2016, before me the undersigned authority, personally appeared Christopher Fort and Patricia Fort, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $600,000.00.

Affiant

Sworn and subscribed before me this 16th day of June, 2016.

Notary

My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018