BOX #14

G#28636-2

# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160065008 DEEDWARR
Recvd: 07/28/16 12:24 2 pgs
Fees:13.00 Taxes:1480.00
20160728-0077813

State of Tennessee )
County of Davidson )

The actual consideration or value, whichever is greater, for this transfer is **$400,000.00.**

Affiant

Subscribed and sworn to before me, this the 27th day of July, 2016.

Notary Public

My commission expires: 2/13/17

(AFFIX SEAL)

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **Mark H. Whitefield and Jenni Whitefield** | **"New Owners"** | **11715011500** |
| **1739 N. Observatory Drive** | | |
| **Nashville, TN 37215** | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

**George Franklin Ryan, Heir-at-Law of Gertrude C. Ryan**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Mark H. Whitefield and Jenni Whitefield, 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. 48 on the Map of Section 1, Green Hills Subdivision, as of record in Book 547, Page 128, Register's Office for Davidson County, Tennessee, more particularly described as follows:**

**SAID Lot No. 48 fronts 100 feet on the South side of Observatory Drive and runs back between lines, 153 feet on the West line, and 150 feet on the East line to a dead line in the rear on which it measures 65 feet.**

**BEING the same property conveyed to George C. Ryan and wife, Gertrude C. Ryan, by Warranty Deed dated October 24, 1955, from T. E. Foster and wife, Agnes Foster, of record in Book 2480, Page 215, Register's Office**

**for Davidson County, Tennessee. The said George C. Ryan predeceased Gertrude C. Ryan. The said Gertrude C. Ryan died intestate on August 9, 2012. George Franklin Ryan and Don C. Ryan were determined to be the sole heirs-at-law by Affidavit of Heirship of record in Instrument No. 20160728-0077811, said Register's Office. The said Don C. Ryan, unmarried, as an Heir-at-Law of Gertrude C. Ryan, conveyed his interest in the property to George Franklin Ryan, a married man, by Quitclaim Deed dated July 26, 2016, of record in Instrument No. 20160728-0077812, said Register's Office.**

**NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE, WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEEDS OF RECORD.**

**THE conveyance of the above described parcel of land is subject to the following:**

**1) All matters shown on the Plan of record in Book 547, Page 128, Register's Office for Davidson County, Tennessee; and,**

**2) Taxes for the current year which have been prorated and assumed by the Grantees herein and subsequent years, not yet due and payable.**

This is improved property, known as: **1739 N. Observatory Drive, 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 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 hand(s) this **27th** day of **July, 2016.**

George Franklin Ryan

**George Franklin Ryan, Heir-at-Law of Gertrude C. Ryan**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, a Notary Public of said County and State, **George Franklin Ryan, Heir-at-Law of Gertrude C. Ryan,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **27th** day of **July, 2016.**

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

**Notary Public**

**My Commission Expires:** 2/13/17