(7)

WARRANTY DEED

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,640,000.00

Anderson
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 23RD DAY OF AUGUST, 2016.

Anderson
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 16-8385 POE CP CB

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
William T. Chapman, IV, Trustee of the 4300 Wallace Lane Trust, dated July 7, 2016	New Owner	13008007200
4300 Wallace Lane		
Nashville, TN 37215		

FOR AND 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, WE,

PATRICK RYAN, AND WIFE, SUSAN RYAN

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

WILLIAM T. CHAPMAN, IV, TRUSTEE OF THE 4300 WALLACE LANE TRUST, DATED JULY 7, 2016

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 4300 Wallace Lane, 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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 hand on the 23rd day of August, 2016.

Patrick Ryan by Susan Ryan, attorney-in-Fact
Patrick Ryan by Susan Ryan, attorney-in-fact

Susan Ryan
Susan Ryan

BILL GARRETT, Davidson County
Trans: T20160073990 DEEDWARR
Recvd: 08/24/16 14:12 2 pgs
Fees: 13.00 Taxes: 6068.00
20160824-0088711

STATE OF TENNESSEE
COUNTY OF Williamson

On the 23rd day of August, 2016, before me, the undersigned, a Notary Public in a for said County and State, personally appeared Susan Ryan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged executing the within instrument on behalf of Patrick Ryan for the purposes therein contained, and who further proved to me to be the Attorney In Fact for and authorized to execute this instrument on behalf of Patrick Ryan.

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

Witness my hand and official seal at Franklin, Tennessee

Notary Public_____
My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Susan Ryan, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

Witness my hand and official seal at Franklin, Tennessee, this 23rd day of August, 2016.

Notary Public_____
My Commission Expires:_____

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot Number 31, on the plat of Sneed Estates, as shown on plat of record in Plat Book 2133, Page 10, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Patrick Ryan and wife, Susan Ryan by Warranty Deed from Jeffrey R. Miles and wife, Nancy Miles, recorded on the 1st day of October, 2013 in Instrument No. 20131001-0103043, in the Register's Office of Davidson County, Tennessee.

This instrument is being executed in behalf of Patrick Ryan and Susan Ryan pursuant to a power of attorney executed by the same on the 08/09/2016, and being filed for in Instrument # 20160824-0088710, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

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

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SNEED ESTATES, as recorded in Plat Book 2133, Page(s) 10 and 11, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.

f. Property taxes for the current year.