WARRANTY DEED

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018

BILL GARRETT, Davidson County
Trans:T20160084202 DEEDWARR
Recvd: 09/26/16 10:42 2 pgs
Fees:13.00 Taxes:869.50

20160926-0101057

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

VAnderson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 23 DAY OF September, 2016.

JAnderson
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason Ryan and Shannon Ryan, and Jason Scott Pennington	Shannon Ryan 906 Shelby Ave	
(NAME) 6216 New York Avenue	(NAME) Nashville, TN 37206	09102001800
(ADDRESS) Nashville, TN 37209	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **SHEILA KAYE BROWN F/K/A SHEILA KAYE LEONARD**, HEREINAFTER CALLED THE GRANTOR, HAs BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JASON RYAN AND SHANNON RYAN, HUSBAND AND WIFE AND JASON SCOTT PENNINGTON, UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP**, 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. 17, in the Subdivision of Block C, on the Map of CHEROKEE PARK SUBDIVISION, of record in Book 161, Page 75, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Deed from W.H. Newbell and wife, Tulie M. Newbell to Dewey Leonard and wife, Lillian Leonard, as recorded on the 5th day of October, 1942 in Deed Book 721, Page 257. Dewey Leonard died, leaving Lillian Leonard as sole surviving Tenant by the Entirety. The said Lillian Leonard has since died testate. Timothy B. Leonard, Sherri L. Martin and Sheila K. Leonard n/k/a Sheila Cooper were devisees under said Will and are sole Heirs at Law pursuant to Affidavit of Heirship of record in Instrument No. 20070927-0115354, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed by Quitclaim Deed from Timothy B. Leonard and Sherri L. Martin to Sheila Cooper and husband, Joshua Cooper, as recorded on the 2nd day of February, 1998 in Deed Book 10777, Page 924, said Register's Office and Being the same property conveyed by Final Decree recorded in Instrument No. 20010430-0042989, said Register's Office. Sheila Cooper has since married and is n/k/a Sheila Kay Brown. Robert A. Brown, Jr. joins in to convey any marital interest he may have.

This conveyance is subject to 2016 Real Property taxes; and All matters appearing on the plan of record in Plat Book 161, Page 75, said Register's Office.

unimproved
This is improved x property, known as 6216 New York Avenue, 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 my hand this 23rd day of September, 2016

SHEILA KAYE BROWN

ROBERT A. BROWN, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sheila Kaye Brown and Robert A. Brown, Jr., the bargainors, 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.

Witness my hand and official seal at Nashville, Tennessee this 23 day of Sept., 2016.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 7, 2017

Notary Public