BILL GARRETT, Davidson County
Trans:T20160109712 DEEDWARR
Recvd: 12/14/16 09:48 2 pgs
Fees:13.00 Taxes:1443.00
20161214-0130964

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $390,000.00.

John T. Fox
Affiant

GAIL HUDSON NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY My Commission Expires 10-20-2019

Subscribed and sworn to before me, this 9th day of December, 2016.

Gail Hudson
Notary Public
My commission expires:

06-1611-76607

Address of New Owner:	Send Tax Bills to:	Tax Information:
John Ryner 5970 Temple Rd. Nashville TN 37221	new owner	156-00-0-123.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **John T. Fox and wife, Nanette W. Fox**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **John Ryner and Mary Ryner, husband and wife**, hereinafter called the Grantees, their successors 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. 3 on the Plan of Collins Subdivision, Resubdivision of Parcels 73, 124, 123 & 85 on the Tax Map 156 of record in Plat Book 7900, Page 383, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to John T. Fox and wife, Nanette W. Fox by deed from Eugene T. Collins, dated December 19, 1990, recorded December 26, 1990, of record in Book 8263, Page 340 and further corrected in Book 9276, Page 743, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5970 Temple Rd., Nashville, TN 37221.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 9 day of December, 2016.

John T. Fox
John T. Fox

Nanette W. Fox
Nanette W. Fox

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **John T. Fox**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 9th day of December, 2016.

Gail Hudson
Notary Public
State of Tennessee at Large

GAIL HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-20-2019

My Commission expires:

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Nanette W. Fox**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 7th day of December, 2016.

Gail Hudson
Notary Public
State of Tennessee at Large

GAIL HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-20-2019

My Commission expires: