THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 16119940** BILL GARRETT, Davidson County Trans:T20160113910 DEEDWARR Recvd: 12/28/16 09:43 2 pgs Fees:13.00 Taxes:540.20 20161228-0136120	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: ~~$146,000.00~~. Affiant Subscribed and sworn to before me, this 23rd day of December, 2016. Notary Public My Commission Expires: SHIRA HUGHES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-11-2017

WARRANTY DEED

Address New Owner: Brian D. Ryman and Kristin D. Ryman 735 TULIP GROVE RD #354 Hermitage TN 37076-4634	Send Tax Bills To: New Owner 210 Garrett Drive Nashville, TN 37211	Tax Information: Tax Parcel ID No. 075120F10100CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jason Dax Jeter, married**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brian D. Ryman and Kristin D. Ryman, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 101 aka Unit 354, Tulip Cove Townhomes, as shown in Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20050525-0059119, amended at Instrument Nos. 20080103-0000699 and 20120521-0043906, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jason Dax Jeter, a single man by Special Warranty Deed from Marquis Homes, LLC recorded on the 8th day of October, 2013 in Instrument No. 20131008-0105788, in the Register's Office of Davidson County, Tennessee.

Leslie Jeter joins in the signing of this instrument to convey any marital interest she may have in the subject property.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of TULIP COVE , as recorded in Instrument No. 20050517-0055768 (Boundary Survey).

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument Nos. 20050525-0059119, 20080103-0000699 and 20120521-0043906.

Easement for Sanitary Sewer, recorded in Book 4123, Page 640.

Codes Permit recorded in Book 10413, Page 841.

This is improved property located at 735 TULIP GROVE RD #354 Hermitage TN 37076-4634.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of December, 2016.

Jason Dax Jeter

Leslie Jeter

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jason Dax Jeter and Leslie Jeter, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of December, 2016.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018