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THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **FTEC File No. 33412-12-2016** **Record & Return To:** **First Title & Escrow Company, Inc.** **3811 Bedford Ave, Suite 205** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $818,000.00. Affiant Subscribed and sworn to before me this 19th day of January, 2017. Notary Public My Commission Expires: GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 6, 2020

WARRANTY DEED

Address New Owner: Patrick Ryan, Susan Ryan 208 Woodford Place Nashville, TN 37215	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 159 02 0 061 00

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, **Katherine T. Hartle and husband, Daniel J. Hartle**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Patrick Ryan and Susan Ryan, husband and wife** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 208 Woodford Place, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

BILL GARRETT, Davidson County
Trans:T20170007942 DEEDWARR
Recvd: 01/27/17 10:04 3 pgs
Fees:18.00 Taxes:3026.60
20170127-0008937

IN WITNESS WHEREOF, Grantor has executed this instrument on the 25th day of January, 2017.

Daniel J. Hartle

Katherine T. Hartle

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Daniel J. Hartle and Katherine T. Hartle**, 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, at office, this 25th day of January, 2017.



Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 70 on the Plan of Hounds Run, as of record in Plat Book 6900, pages 167-171, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Katherine T. Hartle and husband, Daniel J. Hartle, by deed dated August 7, 2008 from James A. Terrell and wife, Pamela P. Terrell, of record in Instrument No. 20080820-0085619, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2017, which have been prorated and assumed by Grantee. Map and Parcel No. 159 02 0 061 00.
2. Declaration of Covenants, Conditions and Restrictions for Hounds Run of record in Book 7079, page 995, corrected in Book 7238, page 736, amended in Book 11719, page 845, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 6900, pages 167-171, Register's Office for Davidson County, Tennessee.
4. Deeds of conveyance for sanitary sewer of record in Book 7430, page 183, Book 7474, page 695, Book 8119, page 535 and Book 8119, page 538, Register's Office for Davidson County, Tennessee.