Davidson County DEEDWARR
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Fees:23.00 Taxes:1980.97
20170301-0020411

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THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 33487-01-2017**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $535,398.00. Affiant Subscribed and sworn to before me this 28th day of February, 2017. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Lauren Collett, Scott M. Ryan 4600 Twinmont Ct Nashville, TN 37215	SWBC Mortgage Corp. 9311 San Pedro #100 San Antonio, TX 78216	Map and Parcel No.: 131 09 0 032 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, **Steven P. Hanson and wife, Paulette Hanson**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lauren Collett and Scott M. Ryan, wife and husband** ("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 4600 Twinmont Ct, 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 28th day of February, 2017.

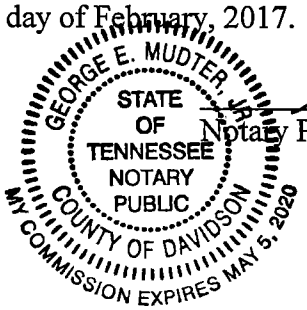
Steven P. Hanson

Paulette Hanson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Steven P. Hanson and Paulette Hanson, 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 28th day of February, 2017.



Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Section Three Seven Hills, as of record in Plat Book 2663, page 89, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Steven P. Hanson and Paulette Osborne, both unmarried, as tenants in common by deed dated June 6, 2003 from Marilyn L. Murphy, married of record in Instrument No. 20030619-0084633, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated November 4, 2009, in Instrument No. 20100324-0022056, Register's Office for Davidson County, Tennessee, Steven P. Hanson and Paulette Hanson, formerly known as Paulette Osborne, husband and wife conveyed subject property to Steven P. Hanson and Paulette Hanson, husband and wife, as joint tenants with rights of survivorship.

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. 131 09 0 032 00.

2. All matters appearing on the Plan of record as Book 2663, page 89, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

