This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20170024139 DEEDWARR
Recvd: 03/22/17 09:09 2 pgs
Fees:13.00 Taxes:592.00
20170322-0027784

ADDRESS NEW OWNER:
Morgan Ryan
~~521 31st Ave N~~ 345 Normandy Circle
Nashville, Tennessee 37209

SEND TAX BILL TO:
Owner

MORTGAGEE
Franklin Synergy Bank
722 Columbia Ave
Franklin, Tennessee 37064

MAP 092
GROUP 10 0
PARCEL 073.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Creating Roads, LLC, a Tennessee Limited Liability Company** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Anna Mitchell Brown, unmarried, and Daniel Morgan Ryan, unmarried, as Tenants in Common with Rights of Survivorship**, hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot 36, Charlotte Heights, Charlotte Subdivision, 521 31st Avenue North, Nashville, TN 37209, as of record in Book* 1560, Page 251) Register's Office for Davidson County, TN.

* 57, Page 169 (erroneously listed in prior deed as Book

Being the same property conveyed to Creating Roads, LLC by deed from Driven Investments, LLC, of record in Instrument No 20141103-0101352, Register's Office for said County, dated November 3, 2014, and Recorded on November 3, 2014.

This conveyance is made subject to the following:

1) 2017 taxes and subsequent years.
2) Matters shown on the Plan of record in Plat Book 1560, page 251, said Register's Office.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as 521 31st Ave N, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Anna Mitchell Brown, unmarried, and Daniel Morgan Ryan, unmarried, as Tenants in Common with Rights of Survivorship, their heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors 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 our hands this the 17th day of March, 2017.

Creating Roads, LLC, a Tennessee Limited Liability Company

Member

By: Eric Sox, Member

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Eric Sox** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Member** of **Creating Roads, LLC, a Tennessee Limited Liability Company**, the within named bargainor, a corporation, and that he as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the corporation as such authorized officer.

WITNESS my hand and official seal at office this 17th day of March, 2017.

NOTARY PUBLIC
My Commission Expires: February 25, 2019

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $160,000.00.

AFFIANT

Subscribed and sworn to before me on this 17th day of March, 2017.

NOTARY PUBLIC
My Commission Expires:

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020