BILL GARRETT, Davidson County
Trans:T20170042278 DEEDWARR
Recvd: 05/18/17 09:30 2 pgs
Fees:13.00 Taxes:584.60
20170518-0049268

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 15th day of May, 2017, by and between Monica Breedlove, unmarried, party of the first part, and Nancy Cheryl Ryans, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 1 of the Subdivision of Reserved Parcels "E", "F" and "G", of Sterling heights, Section Seven, as of record in Book 3600, Page 2, Register's Office for Davidson County, Tennessee, that is recorded in Book 3700, Page 56, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning at a point in the easterly margin of Rascoe Drive; thence in an easterly direction a distance of 158.60 feet to a point; thence in a southerly direction a distance of 114.40 feet to a point; thence in an westerly direction a distance of 157.17 feet to a point; thence in a northerly direction a distance of 16.0 feet to a point in the southerly margin of a cul de sac on Rascoe Drive; thence in an arc in a northerly direction forming the easterly portion of said cul de sac a distance of 149.79 feet to the point of beginning.

Being all or part of the same property conveyed to Monica Breedlove by Warranty Deed dated May 15, 2017 of record at Instrument No. 20170518-0049267 in the Register's Office of Davidson County, Tennesseee.

Being previously conveyed to Joyce Christian Garvin by virtue of that certain Warranty Deed dated January 24, 1972, and being of record at Book 4571, Page 542 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable and restrictions of record at Plat Book 3700, Page 56 in said Register's office, Tennessee; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Monica Breedlove

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Monica Breedlove, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 15th day of May, 2017.

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 7-3-17

Property Owner & Address: Nancy Cheryl Ryans
8233 Wikle Rd East
Brentwood, TN 37027

Tax Parcel No 11906025700

Property Address: 2608 Rascoe St
Nashville, TN 37210

MAIL TAX
BILLS TO: owner at owners address

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $158,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Nancy M Ryans
AFFIANT

SUBSCRIBED AND SWORN TO before me this 15th day of May, 2017.

Notary Public

My Commission Expires: 7-3-17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY