Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027
17-0905

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,000.00

KG
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 31st day of May, 2017

Notary Public
Commission Expires: 4-10-20

SUSAN L HEINRICH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

BILL GARRETT, Davidson County
Trans:T20170049488 DEEDWARR
Recvd: 06/09/17 13:48 2 pgs
Fees:13.00 Taxes:884.30
20170609-0058138

Address of New Owner	Send Tax Bills To:	Map & Parcel
Zachary J. Ronan 1986 Lavergne Court Nashville, TN 37210	New Owner	106-15-0-006.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Alexius J. Francois and Hannah Francois, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Zachary James Ronan, a single man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 86 on the Plan of Raymond Heights of record in Plat Book 1424, Page 141, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot Number 36 fronts 109.55 feet on the Southeasterly side of La Vergne Court and runs back 164.0 feet on the Southwesterly line and 162.3 feet on the Northeasterly line to rear line on which it measures 90.0 feet.

Being the same property conveyed to Alexius J. Francois and Hannah Francois, husband and wife by Warranty deed from Jacob Clinton Hamrick and wife, Stephanie Hamrick of record in Instrument No. 20141021-0096874 Register's Office for Davidson County, Tennessee, dated October 15, 2014 and recorded on October 21, 2014.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1986 Lavergne Court, Nashville, TN 37210.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 31st day of May, 2017.

Alexius J. Francois

Hannah Francois by Alexius J. Francois, attorney in fact

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

Alexius J. Francois

with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 31st day of May, 2017.

SUSAN L HEINRICH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

Notary Public
My Commission Expires: 4-10-18

(Notary Seal)

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

Alexius J. Francois

with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Power of Attorney for Hannah Francois, and that this instrument was executed on behalf of the said Hannah Francois for the purposes therein contained pursuant to a Specific Power of Attorney being recorded simultaneously herewith at Instrument No. 20170609-0058137, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee this 31st day of May, 2017.

SUSAN L HEINRICH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

Notary Public
My Commission Expires: 4-10-18

(Notary Seal)