WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $194,700.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 1 DAY OF JUNE, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES 11-6-17

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 17-3312B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Samantha M Ryan and Garrison T Ryan	Franklin Synergy Bank	053-16-0-141.00
334 Pitts Ave.	722 Columbia Ave	
Old Hickory, TN 37138	Franklin, TN 37064	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

MELISSA S. SHERIDAN AND ANDREW SHERIDAN, WIFE AND HUSBAND

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

SAMANTHA M RYAN AND GARRISON T RYAN, WIFE AND HUSBAND

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land situate in Davidson County, Tennessee, being more particularly described as follows to wit:

Beginning at an iron spike in the center line of Pitts Avenue being 75 feet more or less West of an iron spike at the original Northeast corner of James property, thence South 16°48 min. West 261 feet to an iron spike in the North line of the land that was conveyed to Eugene Davis and wife by deed in Book 2879, page 277, Register's Office for Davidson County, Tennessee, thence along Davis' North line North 61°West 100 ft. more or less thence Northwestwardly 251 ft. more or less to the centerline of Pitts Avenue, thence with the centerline of Pitts Avenue 100 ft. more or less to the point of beginning.

Being the same property conveyed to Melissa S. Sheridan, married by Warranty deed from Jared Teige and Tammy Teige, husband and wife of record in Instrument No. 20100701-0051622 Register's Office for Davidson County, Tennessee, dated June 30, 2010 and recorded on July 1, 2010.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2017, a lien not yet due and payable.

Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 8860, Page 433, in the Register's Office for Davidson County, Tennessee.

This is property known as 334 Pitts Ave., Old Hickory, TN 37138

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 used, the singular number 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:T20170053309 DEEDWARR
Recvd: 06/21/17 15:33 2 pgs
Fees:13.00 Taxes:720.39
20170621-0062661

Witness my hand on the 16th day of June, 2017.

Melissa S. Sheridan

Andrew Sheridan

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, MELISSA S. SHERIDAN AND ANDREW SHERIDAN, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 16th day of June, 2017.

Notary Public

My Commission Expires: 10/2/17

File #: 17-3312B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County