WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $226,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JUNE, 2017.

Notary Public

MY COMMISSION EXPIRES: (AFFIX

PAUL HINMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-08-2021

P-BR-17-1018

BILL GARRETT, Davidson County
Trans:T20170057478 DEEDWARR
Recvd: 07/06/17 09:35 2 pgs
Fees:13.00 Taxes:836.20
20170706-0067721

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
The Mou Trust	**New owner**	
(NAME)	(NAME)	
2109 Rollingdale Rd.		**173-09-0A-313.00-CO**
(ADDRESS)	(ADDRESS)	
Lexington, KY 40523		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **DANIEL M. RYAN, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **FAON-CHIY PI, AS TRUSTEE OF THE MOU TRUST (CREATED BY A DECLARATION OF TRUST DATED SEPTEMBER 24, 2001),** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 249 on the Plan of Phase Four, Lenox Village of record in Plat at Instrument No. 20040806-0094784, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Daniel M. Ryan by Warranty deed from Allen T. Newton and wife, Stephanie J. Comer Newton of record in Instrument No. 20110831-0067643 Register's Office for Davidson County, Tennessee, dated August 30, 2011 and recorded on August 31, 2011.

This conveyance is subject to:
• Taxes for the year 2017, a lien not yet due and payable.
• Subject to all matters shown on the Plan of record as Instrument Number 20040806-0094784, Register's Office of Davidson County, Tennessee.
• Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20020315-0032826, as supplemented recorded in Instrument No. 20021226-0158458, Instrument No. 20031212-0178492, Instrument No. 20040526-0062220, Instrument No. 20050119-0006853, Instrument No. 20050324-0032209, Instrument No. 20060120-0007914 as corrected in Instrument No. 20060221-0020352 and Instrument No. 20060309-0027423 and as further supplemented recorded in Instrument No. 20060321-0032383, Instrument No. 20060622-0074677 as amended in Instrument No. 20050815-0096405, Instrument No.20070103-0001284 and Instrument No. 20070830-0104306 and as supplemented recorded in Instrument No. 20080326-0030439, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
• Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20020315-0032825, as supplemented recorded in Instrument No. 20021226-0158459, Instrument No. 20040526-0062221, Instrument No. 20060120-0007913 and Instrument No. 20060321-0032382, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
• Charter of The Lenox Village Neighborhood Association, Inc. of record in Instrument Number 20020412-0045831, in the Register's Office for Davidson County, Tennessee.
• Storm Water Detention Agreement of record in Book 7361, Page 230, and Instrument No.

20020408-0042676, in the Register's Office for Davidson County, Tennessee.
• Easement for sanitary sewer, water mains and appurtenances of record in Instrument Number 20011129-0130322; Instrument No. 20030923-0140666 and Instrument No. 20040310-0027422, in the Register's Office for Davidson County, Tennessee.
• Sanitary Sewer and/or Storm Drainage Easement of record in Book 7985, Page 449, in the Register's Office for Davidson County, Tennessee.
• Easement for Ingress and Egress of record in Instrument Number 20010103-0000902, in the Register's Office for Davidson County, Tennessee.
• Grant Easement of record in Instrument Number 20130626-0065783, in the Register's Office for Davidson County, Tennessee.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1018 Loxley Drive , Nashville, Tennessee 37211**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 30th DAY OF JUNE, 2017.

Daniel M. Ryan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DANIEL M. RYAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of June, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212