# WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170057638 DEEDWARR
Recvd: 07/06/17 11:27 3 pgs
Fees: 18.00 Taxes: 976.80

20170706-0067927

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $268,000.00 $264,000

Laura Braden
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 30TH DAY OF JUNE, 2017

NOTARY PUBLIC

MY COMMISSION EXPIRES 11/04/18

BRIAN PAYNE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

**THIS INSTRUMENT PREPARED BY**
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 17-3642B

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO<br>If left blank please use the address of the new owner | MAP-PARCEL |
|---|---|---|
| Angela C. Robertson | New Owner | 173-09-0A-505.00-CO |
| 8714 Gauphin Place | | |
| Nashville, TN 37211 | | |

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,

**BENJAMIN H. RYLE, A SINGLE MAN**

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

**ANGELA C. ROBERTSON, SINGLE WOMAN**

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:

Land in Davidson County, Tennessee, being Lot No. 409 on the Plan of Lenox Village, Phase Seven of record in Plat at Instrument No. 20051028-0130418, 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 Benjamin H. Ryle by Warranty deed from Stacie M. Flood-Popp and husband, Robert Bruce Popp of record in Instrument No. 20130903-0092360 Register's Office for Davidson County, Tennessee, dated August 26, 2013 and recorded on September 03, 2013.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 8714 Gauphin Place, Nashville, TN 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 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.

Witness my hand on the 29th day of June, 2017.

Benjamin H. Ryle

**STATE OF CALIFORNIA**

**COUNTY OF LOS ANGELES**

Personally appeared before me, a Notary Public of said County and State, BENJAMIN H. RYLE, 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 29h day of June, 2017.

Notary Public

My Commission Expires: 5/6/20

FRANK SWEATLOW
Notary Public - California
Los Angeles County
Commission # 2148757
My Comm. Expires May 6, 2020

**File #: 17-3642B**

**RECORD & RETURN TO:**

**COMPASS LAND TITLE, LLC**

**278 Franklin Road, Ste. 190**

**Brentwood, TN 37027**

# ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles )

On 4/29/17 before me, Frank Swertlow, notary public
(insert name and title of the officer)

personally appeared Benjamin H. Ryle,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

FRANK SWERTLOW
Notary Public - California
Los Angeles County
Commission # 2148757
My Comm. Expires May 6, 2020

Signature _____ (Seal)