THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 170612467

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $399,900.00

Affiant

Subscribed and sworn to before me, this 31st day of July, 2017.

Notary Public

My Commission Expires: 07/06/20

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

BILL GARRETT, Davidson County
Trans: T20170066234 DEEDWARR
Recvd: 08/02/17 09:26 2 pgs
Fees: 13.00 Taxes: 1479.63
20170802-0078397

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ben Evans 1504 63rd Avenue North Nashville TN 37209	New Owner	Tax Parcel ID No. 091-02-1K-002.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jason T. Ryan and Shannon Ryan, husband and wife and James Stephen Daves** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to ~~**Ben Evans,**~~ Ben V. Evans, IV, unmarried ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit "B", on the Horizontal Property Regime for California Cottages, as established in Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20151005-0100962, amended in Instrument No. 20160726-0076725, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description.

Being part of the same property conveyed to SHANNON H. RYAN and JASON T. RYAN and JAMES STEPHEN DAVES, by deed from BYRON GREGORY CUMMINGS, of record in Instrument No. 20150929-0098788, dated September 4, 2015, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 091-02-1K-002.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20151005-0100962, amended in Instrument No. 20160726-0076725, said Register's Office.

Matters shown on the Plan of record in Plat Book 161, page 75, said Register's Office.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-Kul-17-1504

This is improved property located at 1504 63rd Avenue North Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of July, 2017.

Jason T. Ryan

Shannon Ryan

James Stephen Daves

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jason T. Ryan and Shannon Ryan, and James Stephen Daves, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of July, 2017.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018