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

CRT File No. 171013906

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $375,210.00.

Affiant

Subscribed and sworn to before me, this 20th day of December, 2017.

Notary Public
My Commission Expires: _____

Bill Garrett Davidson County
Batch# 42007 DEEDWARR
12/28/2017 09:13:41 AM 2 pgs
Fees: $13.00 Taxes: $1,388.28
20171228-0131695

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Matthew T. Bailey and Kori E. Bailey 6216A New York Avenue Nashville TN 37209	New Owner	Tax Parcel ID No. 091-02-2C-001.00-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 Ryan and Shannon Ryan, husband and wife and Jason Scott Pennington, unmarried, as tenants in common with rights of survivorship**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Matthew T. Bailey, an unmarried man and Kori E. Bailey, an unmarried woman, as joint tenants**, ("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 A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 6216 New York Avenue Cottages, a Horizontal Property Regime with Private Elements of record as Instrument No. 20161118-0121908, and being shown on Plat attached thereto as Exhibit "B", and further amended in Instrument No. 20171219-0129211, 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 by Deed from W. H. Newbell and wife, Tulie M. Newbell to Dewey Leonard and wife, Lillian Leonard, as recorded on the October 05, 1942 in Deed Book 721, Page 257. Dewey Leonard died, leaving Lillian Leonard as sole surviving tenant by the entirety. The said Lillian Leonard has since died testate. Timothy B. Leonard, Sherri L. Martin and Sheila K. Leonard n/k/a Sheila Cooper were devises under said Will and are sole Heirs at Law pursuant to Affidavit of Heirship of record in Instrument No. 20070927-0115354, in the Register's Office of Davidson County, Tennessee.Being a portion of the same property conveyed to Jason Ryan and Shannon Ryan, husband and wife and Jason Scott Pennington, unmarried, as tenants in common with right of survivorship by Warranty Deed from Sheila Kaye Brown f/k/a Sheila Kaye Leonard of record in Instrument No. 20160926-0101057 Register's Office for Davidson County, Tennessee, dated September 23, 2016 and recorded on September 26, 2016.
Being also known as 6216 New York Avenue Nashville, TN 37209.

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.

Easements or claims of easements not shown by the Public Records.

If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq.

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

Subject to all matters shown on the Plan of record in Plat Book 161, Page 75, Register's Office for 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 20161118-0121908, Register's Office for Davidson County, Tennessee.

Charter of record in Instrument Number 20161118-0121907, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 6216A New York Avenue 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 20th day of December, 2017.

Jason Ryan

Shannon Ryan

Jason Pennington

Jason Scott Pennington by Shannon Ryan, attorney in fact

BY: Shannon Ryan, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Shannon Ryan, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-fact for Jason Pennington, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 20th day of December, 2017.

Notary Public

My Commission Expires: _____

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand and official seal, this 20th day of December, 2017.

Notary Public

My Commission Expires:

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