WARRANTY DEED

Bill Garrett Davidson County
Batch# 57311 DEEDWARR
02/09/2018 01:16:31 PM 2 pgs
Fees: $13.00 Taxes: $876.90

20180209-0013352

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

W-VRES-17-0130

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $237,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF JANUARY, 2018.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

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)
Jessica J. Bullard and Andrew L. Bullard	New Owner	
(NAME)	(NAME)	
130 Stonecrest Drive #130		**114-12-0A-098.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **AMBER RYAN, AN UNMARRIED WOMAN AND DANIEL RYAN, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JESSICA J. BULLARD AND ANDREW L. BULLARD, WIFE AND HUSBAND,** 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 Unit No. 98, on the plan of Stoneridge Townhomes, Phase I, as shown on plat attached as Exhibit E to the Declaration of Covenants, Conditions, and Restrictions Establishing Stoneridge Townhomes, Phase I, appearing of record in Instrument No. 20060721-0088352, as amended in Instrument No. 20080201-0010773, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Amber Ryan and Daniel Ryan, husband and wife by Warranty Deed from Dustin Higgins and wife, Kristin Higgins of record in Instrument No. 20160202-0010278 Register's Office for Davidson County, Tennessee, dated February 01, 2016 and recorded on February 02, 2016.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years.
- Covenants, Conditions and Restrictions of record in Instrument No. 20050421-0044398, Register's Office for Davidson County, Tennessee.
- Declaration of Covenants, Conditions and Restrictions Establishing Stoneridge Townhomes with the Charter and By-Laws of Stoneridge Townhomes Homeowners Association, Inc. appended thereto, of record in Instrument No. 20060721-0088352, as amended in Instrument No. 20080201-0010773, and as supplemented and amended in Instrument No. 20080715-0072550, Register's Office for Davidson County, Tennessee.
- All matters shown on the Plan of Phase I, Stoneridge Townhomes, attached as Exhibit "E" to the Declaration of Covenants, Conditions and Restrictions for Stoneridge Townhomes Phase I, of record in Instrument No. 20080715-0072550, as amended in Instrument No. 20080201-0010773, Register's Office for Davidson County, Tennessee.
- Easement to Tennessee Electric Power Co. of record in Book 787, Page 3, Register's Office for Davidson County, Tennessee.
- Easement for Ingress and Egress set out in Deed of record in Instrument No. 20050510-0052716, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument No. 20050804-0091479, 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: **130 Stonecrest Drive #130, Nashville, Tennessee 37209**.

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 12th DAY OF JANUARY, 2018.

Amber Ryan by ATTORNEY IN FACT
Amber Ryan by Nathan Keith, Attorney in Fact

Daniel Ryan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NATHAN KEITH, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of AMBER RYAN, and who acknowledged he/she/they executed the same as the free act and deed of the said AMBER RYAN.

Witness my hand and official seal, this the 12th of January, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DANIEL 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of January, 2018.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)

WILLIAM E. GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

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