Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-18-1843

Bill Garrett Davidson County
Batch# 84477 DEEDWARR
04/25/2018 09:36:06 AM 2 pgs
Fees: $13.00 Taxes: $832.50

20180425-0038803

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $225,000.00

Affiant

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

Subscribed and sworn to before me, this the 20th day of April, 2018

Notary Public
My Commission Expires:

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Carlvin Houston **5100 Parishwood Court** **Nashville, TN 37211.**	New Owner	161-03-0-107

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Nanette R. Ryan, an unmarried woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Carlvin Houston, an unmarried person**, hereinafter called the Grantee(s), his/her/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. 30, Section Two, McMurray Meadows, as shown by plat and survey of record in Plat Book 4955, page 58, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Nanette R. Ryan by Quitclaim Deed from Cary D. Ryan, dated February 8, 2006, recorded February 9, 2006, of record in Instrument No. 20060209-0016312, Register's Office for Davidson County, Tennessee, and further, being the same property conveyed to Cary D. Ryan and wife, Nanette R. Ryan by Warranty Deed from Virginia D. Layne, an unmarried person, dated August 25, 1997, recorded September 4, 1997, of record in Book 10595, page 612, said Register's Office.

This is ☒ improved or ☐ unimproved property located at: **5100 Parishwood Court, Nashville, TN 37211.**

This conveyance is made subject to 1) Property taxes for the year 2018 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and we do covenant with 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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 April, 2018.

GRANTOR:

Nanette R Ryan
Nanette R. Ryan

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Nanette R. Ryan, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 20th day of April, 2018.

Notary Public
My Commission expires: 4-28-19

