Bill Garrett Davidson County
Batch# 93405 DEEDWARR
05/17/2018 10:58:07 AM 2 pgs
Fees: $13.00 Taxes: $1,498.13
20180517-0047252

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

CRT File No. 180415697

Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VT180400137

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $404,900.00.

Affiant

Subscribed and sworn to before me, this 15th day of May, 2018.

Notary Public
My Commission Expires: _____

GAIL C. VINCENT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 01-18-2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ryan Keith Newman and Cortnye Anne Stone 1246 Plymouth Avenue Nashville TN 37216	New Owner	Tax Parcel ID No. 061-12-0-102.00

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, **Sunni M. Ray and Gunnar L. Nyblad, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ryan Keith Newman, an unmarried man and Cortnye Anne Stone, an unmarried woman, as tenants in common with right of survivorship,** ("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 Lot No. 10 and the Westerly half of Lot No. 11 on the map showing re-subdivision of certain lots in Eastdale Place, as of record in Book 974, Page 22, Register's Office for Davidson County, Tennessee.

Said Lot No. 10 and the Westerly half of Lot No. 11 front together 90 feet on the Southerly side of Plymouth Avenue and run back between parallel lines 200 feet to a dead line.

Being the same property conveyed by Warranty Deed from Andrew Lee, Individual to Sunni M. Ray, unmarried and Gunnar L. Nyblad, unmarried, as recorded on the 13th day of June, 2016 in Instrument No. 20160613-0059721 and Warranty Deed from Catherine A. Oliva and husband, Aaron W. Oliva to Andrew Lee, Individual, as recorded on the 29th day of June, 2015 in Instrument No. 20150629-0062098, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RE-SUBDIVISION OF CERTAIN LOTS IN EASTDALE PLACE, as recorded in Plat Book 974, Page(s) 22.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 1246 Plymouth Avenue Nashville TN 37216

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 15th day of May, 2018.

Sunni M. Ray
By: Mike McKee, Attorney in Fact

Gunnar L. Nyblad
By: Mike McKee, 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, Mike McKee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Sunni M. Ray and that he is authorized by Sunni M. Ray to execute this instrument on her behalf.

WITNESS my hand, at office, this 15th day of May, 2018.

Notary Public

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, Mike McKee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Gunnar L. Nyblad and that he is authorized by Gunnar L. Nyblad to execute this instrument on his behalf.

WITNESS my hand, at office, this 15th day of May, 2018.

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018