WARRANTY DEED

Bill Garrett Davidson County
Batch# 111366 DEEDWARR
07/02/2018 10:42:33 AM 2 pgs
Fees: $13.00 Taxes: $1,581.75

20180702-0063759

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

M-SC-18-906

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $427,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF JUNE, 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)
Jason Ryan and Shannon Ryan	new owner	
(NAME) **906 Albert Court**	(NAME)	**118-13-4-B-001.00CO**
(ADDRESS) **Nashville, TN 37204**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SHAWN COLLINS, UNMARRIED,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **JASON RYAN AND SHANNON RYAN, HUSBAND AND WIFE,** hereinafter called the Grantees, 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 904 A as shown on the Plan attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 904 Albert Court Townhomes, a Horizontal Property Regime With Private Elements, of record in Instrument Number 20160906-0093096, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said units.

Being the same property conveyed to Shawn Collins by Quitclaim deed from SC2 Properties, LLC, a Texas limited liability company of record in Instrument No. 20161230-0137189 Register's Office for Davidson County, Tennessee, dated December 28, 2016 and recorded on December 30, 2016.

This conveyance is subject to:
- Taxes for the year 2018, a lien not yet due and payable.
- All matters shown on the Plan of record in Plat Book 2083, Page 61, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2196, Page 106, in the Register's Office for Davidson County, Tennessee.
- Restrictive Covenant for Detached Structure of record in Instrument Number 20040712-0082452, in the Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for 904 Albert Court Townhomes, a Horizontal Property Regime With Private Elements, of record in Instrument Number 20160906-0093096, Register's Office for Davidson County, Tennessee, with By-Laws appended thereto.
- All matters shown on the Plan attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 904 Albert Court Townhomes, a Horizontal Property Regime With Private Elements, of record in Instrument Number 20160906-0093096, 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: **906 Albert Court, Nashville, Tennessee 37204**.

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 hand this the 18th DAY OF JUNE, 2018.

Shawn Collins by Laura Mitchell, Attorney-in-Fact

Shawn Collins by Laura Mitchell, 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, LAURA MITCHELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of SHAWN COLLINS, and who acknowledged she executed the same as the free act and deed of the said SHAWN COLLINS.

Witness my hand and official seal, this the 18th of June, 2018.

Notary Public

My Commission Expires: 7/5/21
(SEAL)



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