RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1810906

WARRANTY DEED

Bill Garrett Davidson County
Batch# 134204 **DEEDWARR**
08/28/2018 02:09:22 PM 2 pgs
Fees: $13.00 Taxes: $1,202.50

20180828-0085288

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of August, 2018.

NOTARY PUBLIC

My commission expires: 8.17.19

REINNA ANN WALTERS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Katie Wiggins Gregory *et vir* 405 Avondale Drive Nashville, TN 37206	Same address as new owner	083 10 0 095.00

FOR AND IN CONSIDERATION of the sum of Three Hundred Twenty Five Thousand and 00/100 Dollars ($325,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **JOSEPH E. RYAN AND WIFE, ALICE N. RYAN**, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto, **KATIE WIGGINS GREGORY AND CALEB ELIJAH GREGORY, WIFE AND HUSBAND**, hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lots number 125, 126 and the southerly 10 feet of Lot Number 124 on the Map of McEwen Place, of record in Book 332, Page 133, Register's Office for Davidson County, Tennessee, and part of an abandoned alley lying adjacent to said Lots by Bill Number 1147, of record in the Office of the Davidson County Metro Clerk.
>
> Being that same property conveyed to Joseph E. Ryan and wife, Alice N. Ryan by deed from Jeff Coker and wife, Jennifer Coker, dated March 29, 2002 and recorded at Instrument No. 200204010039247, Register's Ofice for Davidson County, Tennessee.
>
> This conveyance is made subject to all matters as shown on plat of record in Book 332, Page 133; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2018 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantees.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, this the 24th day of August, 2018.

JOSEPH E. RYAN

Alice N. Ryan

ALICE N. RYAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Joseph E. Ryan and Alice N. Ryan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 24th day of August, 2018.

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-8-19

Notary Public

Benton Smith

Printed Notary Name

My commission expires: 1-8-19