THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180917784** Karen Y Johnson Davidson County Batch# 156992 **DEEDWARR** 11/06/2018 10:19:42 AM 2 pgs Fees: $13.00 Taxes: $6,623.00 20181106-0109830	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,790,000.00 Affiant Subscribed and sworn to before me this 1st day of November, 2018. Notary Public My Commission Expires: 12/19/20

WARRANTY DEED

Address New Owner: Michael Edward Ryan and Danna Rae Ryan 4010 Copeland Drive Nashville TN 37215	Send Tax Bills To: ~~New Owner~~ Fifth Third Mortgage 5050 Kingsley Dr. Cincinnati, OH 45227	Tax Information: Tax Parcel ID No. 116-16-0-050.00

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, **Jonathan A. Cornelius** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael Edward Ryan and Danna Rae Ryan, husband and wife**, ("Grantees"), their 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. 40 on the Plan of Evergreen Heights, Part Two of record in Plat Book 1835, Page 19, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 40 fronts 105 feet on the Easterly margin of Copeland Drive and extends back 225.1 feet on the Southerly line and 226.5 feet on the Northerly line, which is a broken line, to a line on the rear on which it measures 114.6 feet.Being the same property conveyed to Harry G. Baird and wife, Martha K. Baird by Warranty deed from Reba Y. Howard of record in Book 7192, page 358, Register's Office for Davidson County, Tennessee, dated April 3, 1987 and recorded on April 3, 1987. (Value or consideration shown in aforementioned deed $105,000.00.)Being the same property conveyed to Jonathan A. Cornelius by Warranty deed from Harry G. Baird and Martha K. Baird, husband and wife of record in Instrument No. 20171106-0114109 Register's Office for Davidson County, Tennessee, dated October 27, 2017 and recorded on November 06, 2017.

Said property was never the marital residence of Grantor.

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.

Taxes or special assessments which are not shown as existing liens by the public records.

Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land.

Easements or claims of easements not shown by the Public Records.

This is improved property located at 4010 Copeland Drive Nashville TN 37215

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 1st day of November, 2018.

Jonathan A. Cornelius

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jonathan A. Cornelius, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of November, 2018.

Notary Public

CHAD T. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

My Commission Expires: _____