This document prepared by (and after recording return to):	
Name:	**William Davis, Attorney, P.C.**
Address:	**219 Ward Circle, Ste 6**
City, State, Zip:	**Brentwood, TN, 37027**
Phone:	**615-369-0039**
File Number:	**WWD-3558**

Karen Y Johnson Davidson County
Batch# 172047 DEEDWARR
12/10/2018 10:14:30 AM 3 pgs
Fees: $18.00 Taxes: $3,468.75
20181210-0119914

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Michael Edward Ryan, Jr., as Trustee of the Michael Edward Ryan, Jr. Revocable Trust Dated September 22, 2016, and Danna Rae Ryan, as Trustee of the Danna Rae Ryan Revocable Trust Dated September 22, 2016,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Michelle J. Ormseth and Reid Ormseth, wife and husband**, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Wyndham Chase as shown of record in Book 6900, page 101, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Michael Edward Ryan, Jr., as Trustee of the Michael Edward Ryan, Jr. Revocable Trust Dated September 22, 2016, and Danna Rae Ryan, as Trustee of the Danna Rae Ryan Revocable Trust Dated September 22, 2016, by Quitclaim Deed from Michael E. Ryan and wife, Danna Rae Ryan, dated 09/22/2016 and filed for record on 10/21/2016 in Instrument Number 20161021-0111545, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Michael E. Ryan and wife, Danna Rae Ryan, by Warranty Deed from Cartus Financial Corporation formerly known as Cendant Mobility Financial Corporation, a Delaware Corporation, dated 12/31/2007 and filed for record on 01/07/2008 in Instrument Number 20080101-0001971, Register's Office for Davidson County, Tennessee.

This is improved property also known as 8 Wyndham Place, Nashville, Tennessee, 37215.

Map and Parcel: 116120F00800CO

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand this, the 7th day of December, 2018

Michael Edward Ryan, Jr. Revocable Trust
Dated September 22, 2016

Michael Edward Ryan, Jr., Trustee

Danna Rae Ryan Revocable Trust
Dated September 22, 2016

Danna Rae Ryan, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael Edward Ryan, Jr., Trustee of the Michael Edward Ryan, Jr. Revocable Trust Dated September 22, 2016, and Danna Rae Ryan, Trustee of the Danna Rae Ryan Revocable Trust Dated September 22, 2016, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

W. WILLIAM DAVIS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY OF

WITNESS my hand and official seal this, the 7th day of December, 2018.

NOTARY PUBLIC

My Commission Expires: 12/19/20

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$ 937,500.00,** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this, the 7th day of December, 2018.

Affiant

NOTARY PUBLIC

LAURIE DAMEWOOD STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My commission expires: 3/10/21

Grantee(s) Name, Address:	Send Tax Statement To:
Michelle J. Ormseth and Reid Ormseth	**Bank of America**
8 Wyndham Place	P.O. Box 650070
Nashville, TN 37215	Dallas, TX 75265-0070

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

