Karen Johnson Davidson County
Batch# 349022 DEEDWARR
01/27/2020 12:14:30 PM 7 pgs
Fees: $38.00 Taxes: $240.50
20200127-0009536

WARRANTY DEED

File #: SB-TN-97206

MAIL RECORDED DEED TO:	OWNER (SEND TAX BILLS TO):
JAMES B. RYAN 4522 BRICK CHURCH PIKE WHITES CREEK, TN 37189	JAMES B. RYAN 4522 BRICK CHURCH PIKE WHITES CREEK, TN 37189

FOR AND IN CONSIDERATION OF THE SUM OF SIXTY-FIVE THOUSAND AND 00/100 Dollars ($65,000.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, KELLY S. MILES, a married woman, whose address is 2909 Western Hills Drive, Nashville, TN 37214, KENNETH D. RYAN, a married man, whose address is 2823 Gaywinds Ct., Nashville, TN 37214, and MARVIN WAYNE RYAN, JR., a married man, whose address is 3211 Dinah Court, Nashville, TN 37214 (together herein, "Grantor"), hereby sells, transfers and conveys to JAMES B. RYAN, an unmarried man (herein, "Grantee"), whose address is 4522 Brick Church Pike, Whites Creek, TN 37189, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 4522 Brick Church Pike, Whites Creek, TN 37189

TO HAVE AND TO HOLD said real estate, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining to the said Grantee and the said Grantee's heirs, successors and assigns, forever.

AND the Grantor for the Grantor and Grantor's heirs, representatives, successors and assigns, does covenant and agree to and with Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee of the aforesaid premises; that the same are free of all encumbrances except those appearing of record; that Grantor has good right to sell and convey the same to Grantee as aforesaid; and that the before granted premises Grantor will warrant and forever defend against all lawful claims whatever.

PIN NO: 032-00-0-092.00

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

WITNESS my hand and seal this 22nd day of January, 2020.

GRANTOR:

Kelly S. Miles

KELLY S. MILES

STATE OF Kansas
COUNTY OF Johnson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, KELLY S. MILES, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of January, 2020.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 10/10/2020
MARK JACOBS

MARK JACOBS
Notary Public, State of Kansas
My Appointment Expires
October 10, 2020

GRANTOR:

KENNETH D. RYAN

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, KENNETH D. RYAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of Jan., 2020

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 5-26-20

JAMES A. FARLEY
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.

GRANTOR:

MARVIN WAYNE RYAN, JR.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, MARVIN WAYNE RYAN, JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of Jan. , 20 20

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 5-26-20

JAMES A. FARLEY
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

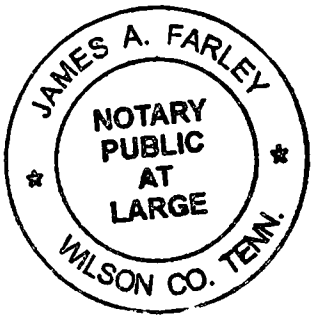
The actual consideration or value, whichever is greater, for this transfer is $ 63,000.00.

Grantee:

Grantee signature: James B. Ryan
JAMES B. RYAN

Subscribed and sworn to under oath before me, this 22nd day of January, 2020 by JAMES B. RYAN.

[Affix Notary Seal]



James A. Farley
SIGNATURE OF NOTARY PUBLIC
My commission expires: 5-26-20

EXHIBIT A

[Legal Description]

A TRACT OF LAND LOCATED IN THE 10TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING TRACT NO. 6 OF THE W. C. CATO PROPERTY, AND DESCRIBED ACCORDING TO A SURVEY MADE BY MURRAY D. SHANKLIN, REVISED SEPTEMBER 5, 1968, AS FOLLOWS:

BEGINNING ON THE WEST MARGIN OF BRICK CHURCH PIKE, AT THE CORNER OF TRACTS NOS. 6 AND 7; THENCE WITH THE PIKE SOUTH 13 DEG. 30' EAST 120.5 FEET; THENCE SOUTH 17 DEG. 34' EAST 87.1 FEET TO THE CORNER OF TRACTS 5 AND 6; THENCE WITH THE LINE BETWEEN SAID TRACTS SOUTH 87 DEG. 11' WEST 1307 FEET TO J. W. JENNINGS LINE; THENCE ALONG HIS EAST LINE, NORTH 3 DEG. 45' EAST 250 FEET TO THE CORNER OF TRACTS 6 AND 7; THENCE WITH THE LINE BETWEEN SAID TRACTS NORTH 89 DEG. 19' EAST 1234 FEET TO THE BEGINNING, CONTAINING 6.5 ACRES, MORE OR LESS.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, in Deed Book 11555 at Page 573 on July 2, 1999.

PIN NO: 032-00-0-092.00

STREET ADDRESS:

4522 Brick Church Pike, Whites Creek, TN 37189

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

19-027888 (PS)

True Copy Certification

I, **Perre M. Cabell**, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of **Mississippi**

County of **Hancock**

Personally appeared before me, **Ken L Amacker**, a notary public for this county and state, **Perre M. Cabell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires. 6/15/21
Notary' Seal (if on paper)

STATE OF MISSISSIPPI
NOTARY PUBLIC
ID # 77993
KEN L. AMACKER
My Commission Expires
June 15, 2021
PEARL RIVER COUNTY