Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 1-SE VRES-20805

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT201000479

WARRANTY DEED

Karen Johnson Davidson County
Batch# 520504 **DEEDWARR**
11/23/2020 03:20:59 PM 2 pgs
Fees: $13.00 Taxes: $2,035.00

20201123-0137496

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$550,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 10th day of November, 2020

Notary Public

MY COMMISSION EXPIRES:

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brook Sutton and Susan Sutton **805 N 16th St.** **Nashville, TN 37206**	**SAME**	**083-06-046.00**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Edward S. Ryan and Stephani Ryan, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brook Sutton and Susan Sutton, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, described as follows, to-wit:

TRACT NO. 1: LAND in Davidson County, Tennessee, being the northerly 25 feet of Lot No. 1 in Block "C" on the map showing subdivision of Lots No. 8, 9, 10 and part of Lot No. 7, in Block "A", Lots Nos. 13 and 14 in Block "B", all of Block "C" in the Subdivision of Weakley Place, as of record in Book 547, Page 12, Register's Office for Davidson County, Tennessee.

BEGINNING at a point in the easterly margin of 16th Street, 75 feet northerly from the Northeast corner of 16th Street, or Porter Avenue, and Franklin Street, it being the Southwest corner of said Lot No. 1; thence, with the easterly margin of the said 16th Street northerly 25 feet to the corner of Lot Nos. 1 and 2; thence, easterly with the line between said two lots 150 feet to the westerly margin of an alley; thence, with the westerly margin of said alley southerly 25 feet to a point; thence, with a line, said line being parallel to the northerly margin of Franklin Street, westerly 150 feet to the point of BEGINNING.

TRACT NO. 2: LAND in Davidson County, Tennessee, being Lot No. 2 in Block "C" on the map showing subdivision of Lots No. 8, 9, 10 and part of Lot No. 7, in Block "A", Lots No. 13 and 14 in Block "B", all of Block "C" in the Subdivision of Weakley Place, as of record in Book 547, Page 12, Register's Office of Davidson County, Tennessee.

SAID Lot No. 2 fronts 56 feet on the easterly side of Porter Avenue or 16th Street extended and runs back between parallel lines 150 feet to an alley in the rear.

BEING the same property conveyed to Edward S. Ryan and Stephanie Ryan, husband and wife, by Warranty Deed from Sheldon W. Ferguson, an unmarried woman, dated 4/19/2006 and recorded 4/25/2006 in Instrument No. 20060425-0047150, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **805 N 16th St., Nashville, TN 37206**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 10th day of November, 2020.

Edward S. Ryan

Stephani Ryan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edward S. Ryan and Stephani Ryan the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of November, 2020.

Commission Expires:_____

Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-18-2022