This Instrument Prepared By:
Thomas I. Bottorff, Attorney
2 Cadillac Drive
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20120058224 DEEDWARR
Recvd: 08/07/12 07:55 3 pgs
Fees:18.00 Taxes:695.60
20120807-0070044

ADDRESS NEW OWNER:
Michael Ryan
1124 Howard Ave
Nashville, Tennessee 37216

SEND TAX BILL TO:
Mortgagee

MORTGAGEE: Republic State Mtg
2715 Bissonet #102
Houston, TX 77005

MAP 72-3
GROUP
PARCEL 182.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Aaron B. Cieslikowski and wife, Molly M. Cieslikowski,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Michael Ryan**, hereinafter called the GRANTEE, his 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, being the westerly one-helf of Lot No. 136 on the Plan of Inglewood Place, of record in Plat Book 332, page 101, Register's Office, Davidson County, Tennessee.

Said part of lot fronts 50 feet on the southerly side of Howard Avenue and extnds back between parallel lines 205.oo to a dead line.

Being the same property conveyed to Aaron B. Cieslikowski and Molly K. McCormick, both single person by deed dated June 30, 2009 from TXA Holdings Properties, L.P. of record in Instrument no. 20090901-0082022, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2012 and subsequent years.

This is **improved** property known as **1124 Howard Ave, Nashville, Tennessee 37216.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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 the **11th** day of **July, 2012.**

Aaron B. Cieslikowski

Molly M. Cieslikowski

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Aaron B. Cieslikowski and wife, Molly M. Cieslikowski**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 11th day of July, 2012.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/3/2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $188,000.00.

AFFIANT

Subscribed and sworn to before me on this 11th day of July, 2012.

NOTARY PUBLIC

REBECCA T. GARLAND
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 5/6/13