105.50

THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
1312 Sixth Avenue, North
Nashville, TN 37208

BILL GARRETT, Davidson County
Trans:T20130010695 DEEDWARR
Recvd: 02/07/13 13:40 2 pgs
Fees:13.00 Taxes:92.50
20130207-0012873

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $25,000.00.

Affiant

Sworn to and subscribed before me this 4 day of February, 2013.

NOTARY PUBLIC

My Commission Expires: 3-3-15

PAUL RUTHERFORD NOTARY PUBLIC STATE TENNESSEE DAVIDSON COUNTY, TENN.

ADDRESS - NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Puush Management	Same	08107017200
209 Solness Avenue		
Nashville, TN 37218		

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Nancy Ryans**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Puush Management Company**, hereinafter called "Grantee", their heirs and assigns, forever, the following described property:

> Land in Davidson County, Tennessee, being Lot No. 31 in Cephas Woodard's Subdivision of Lots 5 and 6 of the Woodard Property, of record in Book 161, page 174, Register's Office for Davidson County, Tennessee, described as follows:
>
> Said Lot No. 31 fronts 50 feet on the westerly side of Cephas Street, and runs back between parallel lines 115 feet to an alley.
>
> Being the same property conveyed to Nancy Ryans by deed from Johnny Burroughs and wife, Linda Burroughs, of record in Instrument No. 20130207-0012872, Register's Office for Davidson County, Tennessee.
>
> This is property known as 1917 Cephas Street, Nashville, TN 37208
>
> The above-described property is not the place of usual residence of Grantor, herein,

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, their heirs and assigns forever; and Grantor does covenant with the said Grantee that we 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 Grantor does further covenant and bind myself, my heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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 my hand this 1st day of February -, 2013

Nancy M Ryans
NANCY RYANS

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, **Nancy Ryans**, the Bargainer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 1st day of Feb, 2013.

ROBERT F. SPANN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Robert F Spann
NOTARY PUBLIC

My Commission Expires: 2-6-14