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

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130053591 DEEDWARR
Recvd: 06/25/13 09:07 2 pgs
Fees: 13.00 Taxes: 370.00
20130625-0065002

State of Tennessee)
County of Dasvidson)

The actual consideration or value, whichever is greater, for this transfer is $100,000.00.

Affiant

Sworn to and subscribed before me this 24th day of June, 2013.

NOTARY PUBLIC

My Commission Expires: 5-20-14

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

ADDRESS - NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Torrey D. Demonbreun		
Candace Demonbreun	Same	08107002900
5063 Rawlings Road		
Joelton, TN 37080		

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, **Ryans Family Properties, LLC**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Torrey D. Demonbreun and wife, Candace Demonbreun**, hereinafter called "Grantee", their heirs and assigns, forever, the following described property:

> Land in Davidson County, Tennessee, being part of Lots 1 & 2 on the Plan of W. B. Street's Subdivision of the Nichol Property, as of record in Book 161, page 97, Register's Office for Davidson County, Tennessee, described as follows:
>
> Beginning at an iron pin, the northeast corner of U. S. Highway 41 and Bond Street; thence with the northeasterly margin of said Highway, south 56° 50' 185.4 feet to an iron pin on the westerly margin of an alley; thence with said alley northward 104 feet to an iron pin on the southerly margin of McDaniel Street; thence with said Street north 87° 55' west 150 feet to an iron pin on the easterly margin of Bond Street; thence with said Street 3° east 7 feet to the beginning.
>
> Being the same property conveyed to Ryans Family Properties, LLC by deed from HomeTrust Partners, a Tennessee General Partnership, of record in Instrument No. 20121030-0099414, Register's Office for Davidson County, Tennessee.

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 ourselves, our 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 24th day of, June, 2013.

RYANS FAMILY PROPERTIES, LLC
By:

Nancy Cheryl Ryans
NANCY CHERYL RYANS, Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Nancy Cheryl Ryans with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Managing Member of Ryans Family Properties, LLC, a Tennessee Limited Liability Corporation, and is authorized by the corporation to execute this instrument on behalf of the corporation, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as Managing Member.

WITNESS my hand and seal, at Office this 24th day of June, 2013.

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

NOTARY PUBLIC

My Commission Expires:
5-20-14