153.60

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

WARRANTY DEED

State of Tennessee)
County of Tennessee)

The actual consideration or value, whichever is greater, for this transfer is $38,000.00.

Affiant

Sworn to and subscribed before me this 3 day of Oct, 2013.

NOTARY PUBLIC

My Commission Expires: 8/7/2017

MAXINE D. SIMS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

BILL GARRETT, Davidson County
Trans:T20130086654 DEEDWARR
Recvd: 10/07/13 14:43 2 pgs
Fees:13.00 Taxes:140.60
20131007-0105201

ADDRESS - NEW OWNER	TAX BILLS TO:	MAP/PARCEL NUMBER:
Garrison Baugh,	Same	08111018800
377 N.W. 105 Drive		
Coral Springs, FL 33071		

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, **Doug Ryans**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Garrison Baugh Unlimited, LLC**, hereinafter called "Grantee", their heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being part of Lot No. 401 on the Map of the Addition to the Town of McGavock, as of record in Book 21 page 41, Register's Office for Davidson County, Tennessee, and being known as Lot No. 3 on the Map of a Re-subdivision of said Lot No. 401, as mentioned in the will of Ed Mrzena, of record in Will Book 62, page 361, Office of the County Clerk for said County, described as follows:

Beginning at a point in the east margin of 18th Avenue, North, as now widened, in the common line between Lots 401 and 402, being in the south line of Lot 401; thence easterly along the line between said lots, 186.3 feet, more or less, to the west margin of an alley; thence with the margin of the same, northerly 28 feet to t point; thence westerly 180.2 feet, more or less, in the easterly margin of 18th Avenue, North, as now widened; thence with the margin of the same, southerly 28 feet to the beginning.

Being the same property conveyed to Doug Ryans, by deed from Johnny Burroughs and wife, Linda Burroughs, of record in Instrument No. 20131007-0105200, Register's Office for Davidson County, Tennessee.

This is improved property known as 1634 Dr. D. B. Todd, Jr., Blvd, Nashville, TN 37208.

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 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 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 3 day of ~~September~~ Oct, 2013.

Doug Ryans

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

WITNESS my hand and official seal this 3 day of ~~September~~ October, 2013.

MARTINE Q. SIMS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 7/7/2014