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

BILL GARRETT, Davidson County
Trans:T20140010163 DEEDWARR
Recvd: 02/12/14 12:06 2 pgs
Fees:13.00 Taxes:259.00
20140212-0012430

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $70,000.00.

X Douglas Ryans
Affiant

Sworn to and subscribed before me this 10 day of Feb, 2014

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:
Glenn Douglas Ryans	same	08203006900
8214 Ambonnay Dr		
Brentwood, TN 37027		

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, **Katie Beasley, married**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Douglas Ryans**, hereinafter called "Grantee", his heirs and assigns, forever, the following described property:

Land in Davidson County, Tennessee, being Lot No. 74 on the Plan of Sharpe & Harris' Second Addition to East Nashville, as of record in Book 161, page 55, Register's Office for Davidson County, Tennessee.

Said Lot No. 74 fronts 50 feet on the easterly side of Joseph Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Katie Beasley by deed from Home Trust Partners, of record in Instrument No. 20110314-0019970, Register's Office for Davidson County, Tennessee.

The above-described property is not the place of usual residence of Grantor, herein.

This is property known as 903 Joseph Avenue, Nashville, TN 372

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, his 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, 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 my hand this 10 day of, February, 2014.

Katie Beasley
KATIE BEASLEY

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, **Katie Beasley**, 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 10 day of February, 2014.

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

NOTARY PUBLIC

My Commission Expires: 5-20-14