112.50

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

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140018920 DEEDWARR
Recvd: 03/21/14 09:26 2 pgs
Fees:13.00 Taxes:99.90
20140321-0023289

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $27,000.00.

X _____
Affiant

Sworn to and subscribed before me this 16 day of March, 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:
Deep River Development, LLC	Same	08111026000
2550 Meridian Blvd. Ste. 350		
Franklin, TN 37067		

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 Ryans**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Deep River Development, LLC**, hereinafter called "Grantee", their heirs and assigns, forever, the following described property:

Being the northerly 50 feet of Lot No. 348 in McGavock's and Others Addition to Nashville, of record in Book 21, page 41, Register's Office for Davidson County, Tennessee. Said northerly part of Lot No. 348 was incorrectly described in prior deeds as the southerly part of Lot No. 348.

Said northerly part of Lot No. 348 fronts 50 feet on the westerly side of 16th Avenue, North, and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Katie Ryans by deed from Johnny Burroughs and wife, Linda Burroughs of record in Instrument No. 20140321-0023288, Register's Office for Davidson County, Tennessee.

This is property known as 1717 16th Avenue, North, Nashville, TN 37208.

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

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 17th day of March, 2014.

Katie Ryans

KATIE RYANS

CHAN MCCULLOUGH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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 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 17 day of March, 2014.

NOTARY PUBLIC

My Commission Expires: 12/6/16