75,50

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

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140055753 DEEDWARR
Recvd: 07/31/14 14:49 2 pgs
Fees:13.00 Taxes:62.90
20140731-0068553

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $17,000.00.

Affiant

Sworn to and subscribed before me this 30 day of July, 2014.

NOTARY PUBLIC

My Commission Expires: 5-19-18

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

ADDRESS - NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Ryans Family Properties, LLC	Same	08107029300
8233 Wikle Road, East		
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 Ryans Beasley**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Ryans Family Properties, LLC**, hereinafter called "Grantee", their heirs and assigns, forever, the following described property:

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of W. S. Settle's Subdivision of Lot No. 7 of the Woodard Property, as of record in Book 57, page 132, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 34 fronts 50 feet on the westerly side of 14th Avenue, North, formerly Alberta Street, and runs back between parallel lines 140 feet to an alley.

Being the same property conveyed to Katie Ryans Beasley by deed from Johnny Burroughs and wife, Linda Burroughs of record in Instrument No. 20140731-0068551, 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 1913 14th Avenue, North, Nashville, TN 37208

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, her 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, her 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 30 day of July, 2014.

Katie Ryans Beasley
KATIE RYANS 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 Ryans 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 30 day of July, 2014.

ROBERT F. SPANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Robert F Spann
NOTARY PUBLIC

My Commission Expires: 5-19-18