214.52

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

BILL GARRETT, Davidson County
Trans:T20140061244 DEEDWARR
Recvd: 08/19/14 13:26 2 pgs
Fees:13.00 Taxes:203.50
20140819-0075261

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $55,000.00.

Affiant

Sworn to and subscribed before me this 12 day of August, 2014.

NOTARY PUBLIC

My Commission Expires: 5-19-18

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

ADDRESS - NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Clarence Summey	Same	08107037000
P.O. Box 325		
Madison, TN 37016		

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

Being Lot No. 71 on the Map of Cephas Woodards' Subdivision of Lots 5 and 6 in the Woodard's property, as of record in Book 161, page 174, Register's Office for Davidson County, Tennessee.

Said Lot No. 71 fronts 50 feet on the easterly side of 12th Avenue, North, formerly Epps Avenue, and runs back between parallel lines 115 feet to an alley.

Being the same property conveyed to Chris Ryans by deed from Robert F. Spann, Substitute Trustee, of record in Instrument No. 20140512-0072836, Register's Office for Davidson County, TN

_____, Register's Office for Davidson County, Tennessee.

This is improved property known as 1912 12th 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, his 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, 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 17 day of August, 2014.

Chris Ryans
CHRIS 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, **Chris 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 17 day of August, 2014.

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

Robert F Spann
NOTARY PUBLIC

My Commission Expires: 5-6-18