WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150004712 DEEDWARR
Recvd: 01/20/15 14:06 2 pgs
Fees:13.00 Taxes:222.00
20150120-0005541

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of January, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Clarence Summey	Clarence Summey	081-07-0-293.00
(NAME)	(NAME)	
P.O. Box 325	P.O. Box 325	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Ryans Family Properties LLC,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Clarence Summey,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of W. S. Settle's Subdivision of Lot No. 7 Woodard Plan, 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 a portion of the property conveyed to Dunlap Enterprises, Inc., by Warranty Deed from Johnny Burroughs and wife, Linda Burroughs, dated July 17, 2006, of record in Instrument No. 20060724-0088797, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Johnny Burroughs and wife, Linda Burroughs, by Quitclaim Deed from Dunlap Enterprises, Inc., dated August 9, 2010, of record in Instrument No. 20100810-0063169, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Katie Ryans Beasley by Deed in Lieu of Foreclosure from Johnny Burroughs and wife, Linda Burroughs, dated June 15, 2014, of record in Instrument No. 20140731-0068551, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Ryans Family Properties, LLC, by Warranty Deed from Katie Ryans Beasley, dated July 30, 2014, of record in Instrument No. 20140731-0068553, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2015, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 57, page 132; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1913 14th Avenue N., Nashville, TN 37208

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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/our hands this 15th day of January, 2015.

Ryans Family Properties, LLC

Nancy M Ryans

By: Nancy Ryans
Its: Chief Manager

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Nancy Ryans, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Chief Manager of Ryans Family Properties LLC and that she as such Chief Manger executed the foregoing instrument for purposes therein contained, by signing the name of the entity by herself as Chief Manager.

WITNESS my hand and official at Franklin, Tennessee, seal this 15th day of January, 2015.

Notary Public
My Commission Expires: _____

File No.: 20073

MISTY M. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05/17/2015