BILL GARRETT, Davidson County
Trans:T20150055744 DEEDWARR
Recvd: 07/09/15 15:35 2 pgs
Fees:13.00 Taxes:573.50
20150709-0066944

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
15-0978

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd day of July, 2015

Notary Public
Commission Expires: _____

Emily Kornbau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018

Address of New Owner	Send Tax Bills To:	Map & Parcel
Luke Ryan 924 Marina Street Nashville, TN 37206	~~Same as Deed~~ New Owner	082-12-0-177.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Donna Mule, a Married Woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Swinging Monkey, LP

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. 58 on the plan of Neill S. Brown's Addition to East Nashville, as of record in Book 57, Page 50, Register's Office for Davidson County, Tennessee.

SAID Lot No. 58 fronts 50 feet on the southerly side of Marina Street and runs back between parallel lines 170 feet to an alley.

BEING PART OF the same property conveyed to Donna Mule by Warranty Deed from Paula Renee Evans, also known as Paula Evans, dated 6/12/15 and recorded 6/17/15 in Instrument Number 20150617-0057911; and the same property conveyed to Paula Evans by Substitute Trustee's Deed from Arthur K. Lowen, Substitute Trustee, dated 11/17/05 and recorded 11/21/05 in Instrument Number 20051121-0140124, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 924 Marina Street, Nashville, TN 37206.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 3rd day of July, 2015.

Donna Mule

STATE OF TENNESSEE
COUNTY OF TN

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,
Donna Mule
with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 3rd day of July, 2015.

Emily Kornbau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018

(Notary Seal)

Notary Public
My Commission Expires: 6/19/18