WARRANTY DEED

Return to.
All-Star Title, Inc
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5883 Fax: (615) 883-7543

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $~~100,000.00~~ 107,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF FEBRUARY, 2000

Notary Public

MY COMMISSION EXPIRES:. 5/20/02 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan, 120 Donelson Pike, Ste 201, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John W. Bryan, Sr.	John W. Bryan, Sr.	108-8/276
(NAME)	(NAME)	
732 Sandburg Place	732 Sandburg Place	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37027	Nashville, TN 37214	
(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, WE, Michael S. Broda a Single person,, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John W. Bryan, Sr. a Single person,, 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:

Being Lot No. 50 on the Reelfoot Subdivision, Section III, of record in Plat Book 6250 at page 167 and 168, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Michael S. Broda, single by Warranty Deed from Randall G. Ennis, single, dated 7/12/93, of record in Book 9015, page 753, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 732 Sandburg Place, Nashville, TN 37214

(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 hand(s) this 10th day of February, 2000.

Michael S. Broda

STATE OF TENNESSEE
COUNTY OF Davidson

Instr:200003170027504 Page: 1 OF 2
REC'D FOR REC 03/17/2000 12:02:21PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $395.90

Before me, a Notary Public, personally appeared Michael S. Broda a Single person, and acknowledged that he/she/they executed the foregoing Warranty Deed as the Grantor for the purposes contained therein. Witness my hand and official seal at Nashville, Tennessee this.

Commission expires:
5/20/02

Notary Public

First American Title Insurance Company

COMMITMENT

SCHEDULE A

Case No. 11000562

EXHIBIT A

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Being the same property conveyed to Michael S. Broda, single by Warranty Deed from Randall G. Ennis, single, dated 7/12/93, of record in Book 9015, page 753, Register's Office for Davidson County, Tennessee.

Property Address:
732 Sandburg Place
Nashville, Tennessee 37214

This commitment is invalid unless the Insuring Provisions and Schedules A and B are attached.