WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,~~000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of July, 2003.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

DON K. HEAD JR. NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENN.
My Commission Expires 4 / 3 / 06

THIS INSTRUMENT WAS PREPARED BY
Southern Title, LLC, 2401 Memorial Blvd.
Springfield, Tennessee 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Grady Lee Bryant Jr.	Grady Lee Bryant Jr.	
(NAME) 476 Dry Creek Road	(NAME) 476 Dry Creek Road	25-00-35.01
(ADDRESS) Goodlettsville, TN	(ADDRESS) Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20031873

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, Bobby G. Jackson and wife, Jeanne K. Jackson**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Grady Lee Bryant Jr. and wife, Kellee Bryant**, 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. :

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 476 Dry Creek Road, Goodlettsville, TN 37072

(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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 14th day of July, 2003.

Davidson County DEEDWARR
Recvd: 07/16/03 13:21 2pgs
Fees:13.00 Taxes:1017.50
20030716-0099655

Bobby G. Jackson

Jeanne K. Jackson

STATE OF TENNESSEE

COUNTY OF ~~DAVIDSON~~ Sumner

Before me, a Notary Public in and for said County and State, personally appeared Bobby G. Jackson and wife, Jeanne K. Jackson, individual(s) who executed the foregoing instrument and acknowledged that the same is said individual(s) free and voluntary act and deed.

Witness my hand and official seal at Goodlettsville, Tennessee this 14th day of July, 2003.

Commission expires:

Notary Public

DON K. HEAD JR. NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENN.
My Commission Expires 4 / 3 / 06

File No.: 20030134

EXHIBIT A

Tract One:
Land in the 10th Civil District of Davidson County, Tennessee, described according to a survey dated Feb. 24, 1973, made by Forest E. Dye, Surveyor, as follows:

BEGINNING at a corner post in a fence, corner to Parker; thence with said Parker and fence, North 3 deg. 30' East 639.0 feet to a post, corner to Seaton; thence with said Seaton and fence, South 60 deg. 41' East 615.7 feet to a post in the boundary of the remaining lands of C. B. Shrader; thence with said Shrader, South 36 deg. 30' West 564.2 feet to an iron pin in Moore's line; thence with said Moore and fence, North 64 deg. 00' West 267.3 feet to the beginning, containing 5.77 acres, more or less.

BEING the same property conveyed to Bobby G. Jackson and wife, Jeanne K. Jackson by deed from C. B. Shrader and wife, Mildred Thurman Shrader of record in Book 4743, Page 169, Register's Office for Davidson County, Tennessee.

Tract Two:
A tract of land in the 10th Civil District of Davidson County, Tennessee, described according to a copy of a survey thereof made by William Collier Parrish Associates, Engineers, dated October 11, 1962, as follows:

BEGINNING at an iron stake in the center line of New Dry Creek Road, and being the northwesterly point of a small triangle of land conveyed by Copeland to Winfrey, and also a point in the southerly boundary of property conveyed by Copeland to Sutton by deed of record in Book 2695, Page 247, Register's Office for said County; thence with the center line of said road, South 32 degrees 20' east a distance of 25 feet to an iron stake; thence continuing with the center line of said road, South 34 degrees 12' east a distance of 100 feet to an iron stake; thence continuing with said center line South 38 deg. 49' east a distance of 57.65 feet to an iron stake; thence continuing with said center line south 43 deg. 36' east a distance of 94.4 feet to an iron stake; thence continuing with said center line south 49 deg. 18' east a distance of 100 feet to an iron stake; thence continuing with said center line south 54 deg. 54' east a distance of 100 feet to an iron stake; thence continuing with said center line south 61 deg. 16' east a distance of 100 feet to an iron stake; thence continuing with said center line south 64 deg. 21' east a distance of 127 feet to an iron stake; thence leaving said Dry Creek Road south 36 deg. 30' west a distance of 35.2 feet to a witness iron stake; thence continuing south 36' 30' west a distance of 412.35 feet to an iron stake at the top of a ridge; thence north 60 deg. 41' west a distance of 615.65 feet to an iron stake in a fence; thence with said wire fence north 3 deg. 30' east a distance of 277 feet to an iron stake; thence leaving said fence, north 88 degrees 00' east a distance of 70.5 feet to an iron stake; thence north 15 deg. 49' east a distance of 55.1 feet to an iron stake; thence north 46 deg. 41' east a distance of 203.95 feet to the point of beginning, and containing 7.05 acres, more or less.

BEING the same property conveyed to Bobby G. Jackson and wife, Jeanne K. Jackson by deed from Jean Seaton of record in Book 4708, Page 61, Register's Office for Davidson County, Tennessee.