WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/27/04 13:00 2pgs
Fees:13.00 Taxes:203.50

PICK-UP 20040427-0047623

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26TH DAY OF APRIL, 2004.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

RICHARD MADISON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Comm.

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, Inc, 1319 Fifth Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John M. Anderson, Etal	John M. Anderson	58-4-9
(NAME)	(NAME)	
611 Lane Court	611 Lane Court	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37207	Nashville, TN 37207	
(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, Bryant Wood Trace General Partnership, As to A 2/3 Interest; and Walter Bryant, Jr. and Ellen L. Bryant, Trustees of the Walter Bryant, Jr. And/Or Ellen L. Bryant Revocable Living Trust, As To A 1/3 Interest, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John Anderson, Unmarried and Stephanie L. Thomas, Unmarried, Joint Tenants with Right of Survivorship, 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(s) 9, as shown on the map entitled Bryant Wood Trace Subdivision, Phase I, of record as Instrument No. 20010108-0002316, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to BRYANT WOOD TRACE GENERAL PARTNERSHIP, AS TO A 2/3 INTEREST, by deed of record as Instrument No. 20031006-0147700, and being the same property conveyed to WALTER BRYANT, JR. AND ELLEN L. BRYANT, TRUSTEES OF THE WALTER BRYANT, JR. AND/OR ELLEN L. BRYANT REVOCABLE LIVING TRUST, AS TO A 1/3 INTEREST, by deed of record as Instrument No. 20040212-0016929, said Register's Office.

unimproved ☒

This is improved ☐ property, known as Lot 9 Homeland Drive, Nashville, TN 37218

(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 our hands this 26th day of April, 2004.

The Walter Bryant, Jr. And/Or Ellen L. Byrant
Revocable Living Trust Agreement

By: Ellen L. Bryant
Ellen L. Bryant, Trustee

Bryant Wood Trace General Partnership

By: Ellen L. Bryant
Ellen L. Bryant, Managing Partner

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Ellen L. Bryant**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be **Managing Partner** of **Bryant Wood Trace General Partnership,** the within named bargainor, a partnership, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the partnership as **Managing Partner**.

Witness my hand and official seal at Nashville, TN this 26th day of April, 2004.
Commission Expires:

Notary Public

State of Tennessee)
County of Davidson)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Ellen L. Bryant**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Trustee**) of **The Walter Bryant, Jr. And/Or Ellen L. Bryant Revocable Living Trust Agreement,** the within named bargainor, a Trust , and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the trust as **Trustee.**

Witness my hand and official seal at Nashville, Tennessee this 26th day of April, 2004.

Commission expires:

Notary Public

PUBLIC
AT
LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 02, 2007