WARRANTY DEED

FILE BOX 19B
04-09-034-DA

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22ND day of October, 2004

Notary Public SCOTT D. WEISS

My Commission Expires: 03/31/07 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
Deanna M. Varagona, AN UNMARRIED WOMAN	COUNTRYWIDE-TAX DEPT. SV-3-24	119-14
(NAME) 205 Morton Ave	(NAME) P. O. BOX 10211	336
(ADDRESS) Nashville, TN 37211	(ADDRESS) VAN NUYS, CA 91410-0211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Bart H. Bryant**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Deanna M. Varagona, AN UNMARRIED WOMAN**, hereinafter called the Grantee(s), 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. 81 and the Easterly one-half of Lot No. 82 on the Plat of Airdrie Subdivision "C" as of record in Book 547, Page 160, Register's Office for DAVIDSON County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING all the same property conveyed to BART H. BRYANT, by Deed from SCOT C. WHITAKER AND WIFE, TONYA MARINELLI WHITAKER, Dated April 15, 2004 and recorded October 7, 2004, of record in Instrument No. 20041007-0121548, Register's Office for DAVIDSON County, Tennessee. HAVING been the same property conveyed to SCOT C. WHITAKER AND WIFE, TONYA MARINELLI WHITAKER, by Warranty Deed, from VICKY L. MYERS AND WILLIAM C. BROOKS, Dated February 17, 1998 and recorded March 5, 1998, of record in Book 10823, Page 977, Register's Office for DAVIDSON County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

KYLA BRYANT, WIFE, of the above named BART H. BRYANT, joins in this conveyance for the purpose of releasing any and all rights SHE may have in and to the above described property, especially HER marital rights.

THIS instrument is being executed in behalf of BART H. BRYANT AND WIFE, KYLA BRYANT pursuant to a Power of Attorney executed by same on the 8TH day of OCTOBER, 2004, and being filed for record in Instrument No. 20041104-0132959, and being recorded simultaneously herewith.

BEING unimproved ☐
Improved ☒ property known as: 205 Morton Ave, Nashville, TN, 37211.

(House Number) (Street) (City or Town) (State) (Zip)

Davidson County DEEDWARR
Recvd: 11/04/04 09:36 2pgs
Fees:13.00 Taxes:510.60

20041104-0132960

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, their hands, this 22nd day of October, 2004

Bart H. Bryant by David Blumson, Attorney in Fact

Kyla Bryant by David Blumson, Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this 22nd day of October, 2004, before me personally appeared DAVID BLUMSON, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of BART H. BRYANT AND WIFE, KYLA BRYANT, and acknowledged that HE executed the same as the free act and deed of the said BART H. BRYANT AND KYLA BRYANT.

Witness my hand and official seal at Brentwood, Tennessee, this 22nd day of October, 2004.

My Commission Expires: 03/31/07

Notary Public SCOTT D. WEISS