WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/05/06 09:42 2 pgs
Fees:13.00 Taxes:185.00
20060405-0038824

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$50,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF MARCH, 2006.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

TIFFANY R. ADDISON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN My Commission Exp. March 21, 2009

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, 2280 Metrocenter Blvd., Suite 300, Nashville, TN 37228

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Janice Bell	Janice Bell	58-4-5
(NAME)	(NAME)	
3730 Homeland Dr.	3730 Homeland Dr.	
(ADDRESS)	(ADDRESS)	
Nashville,, Tennessee 37218	Nashville, TN 37218	
(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 1/3 Interest, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Janice Bell, a married 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:

Land in Davidson County, Tennessee, being Lot(s) 5, as shown on the map entitled Bryant Wood Tract 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 part of 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 3730 Homeland Dr., 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 my hand this 24th day of March, 2006.

James P. Watkins

Audrey B. Watkins, Partner BWTGP

Bertha S. Clark, Partner BWTGP

Bryant Wood Trace General Partnership

By: Walter Bryant Jr

Walter Bryant, Jr., Trustee

Ellen L. Bryant

Ellen L. Bryant, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Undersigned, a Notary Public in and for said County and State, Walter Bryant, Jr. and Ellen L. Bryant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged, upon oath, that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that they are Trustees of the Walter Bryant, Jr. and/or Ellen L. Bryant Revocable Living Trust, the grantor, and is authorized to execute this instrument on behalf of the Trust.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of March, 2006.

Tiffany R. Addison

Notary Public

My Commission Expires: March 24, 2009

TIFFANY R. ADDISON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Exp. March 21, 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Undersigned, a Notary Public in and for said County and State, Audrey B. Watkins and Bertha S. Clark, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged, upon oath, that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are general partners of Bryant Wood Trace General Partnership, the grantor, and is authorized to execute this instrument on behalf of the Partnership.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of March, 2006.

Tiffany R. Addison

Notary Public

My Commission Expires: March 24, 2009

TIFFANY R. ADDISON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Exp. March 21, 2009

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, James P. Watkins, , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of March, 2006.

Tiffany R. Addison

Notary Public

My Commission Expires: March 24, 2009

TIFFANY R. ADDISON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Exp. March 21, 2009