WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/05/06 09:40 2 pgs
Fees:13.00 Taxes:773.30

20060605-0065728

STATE OF NORTH CAROLINA
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $209,000.00

Jenny York
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF MAY, 2006.

Brenda Roberts
Notary Public

MY COMMISSION EXPIRES: 5/23/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
3931-A Gallatin Pike
Nashville, Tennessee 37216

D-0708

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald G. Bryant	Same	126-15-0-A 147.00 CO
(NAME)	(NAME)	
8196 Settlers Way		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, Matthew Frank Toper and wife, Melissa Williams Toper, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald G. Bryant, unmarried, 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. 179 on the Plan of Section Three, Boone Trace at Biltmore, of record in Book 9700, Pages 758-759, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING all of the same property conveyed to Matthew Frank Toper and wife, Melissa Williams Toper by Warranty Deed dated 07/06/2004 from Cheryl Williams, a married woman, of record in Instrument No. 20040709-0082043, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 8196 Settlers Way, Nashville, TN 37221
(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 May, 2006.

Matthew Frank Toper by Melissa Williams Toper attorney in fact
Matthew Frank Toper by Melissa Williams Toper attorney in fact

Melissa Williams Toper
Melissa Williams Toper

STATE OF NORTH CAROLINA
COUNTY OF ~~ORANGE~~ Alamance

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Matthew Frank Toper and Melissa Williams Toper the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Chapel Hill, North Carolina this 26th day of May, 2006.

Commission expires:
4-11-2007

JOANNA M. LUKE FOUSHEE NOTARY PUBLIC ALAMANCE COUNTY, N.C.

Joanna M. Luke Foushee
Notary Public
Joanna M. Luke Foushee

RETURN TO: Roberts Land Title

Jack Case Wilson Title Associates, LLC
3931-A Gallatin Pike
Nashville, Tennessee 37216