WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/04/06 08:25 2 pgs
Fees:13.00 Taxes:440.30
20060804-0095217

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1ST DAY OF AUGUST, 2006.

Notary Public

MY COMMISSION EXPIRES: October 26, 2008.
(AFFIX SEAL)

SHANNA RAY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
1st Trust Title, Inc., 116 Lineberry Blvd., Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dennis Bryant	Dennis Bryant	Map 150
(NAME) 3536 Country Way Road	(NAME) 557 Brixham Park Dr.	Group 8
(ADDRESS) Antioch, TN 37013	(ADDRESS) Franklin, TN 37069	Parcel 82
(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, **Bobbie Doyle and husband, Brian Doyle**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dennis 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:

Being Lot No. 478 on the Plan of Towne Village of the Country, Section Five, as shown of record in Plat Book 6250, Pages 783 and 784, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Bobbie Doyle and husband, Brian Doyle by Deed from Kenneth Jenkins and wife, Connie L. Jenkins, filed for record 03/29/99 in Record Book 11403, Page 519, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on plat of record in Plat Book 6250, Pages 783 and 784, Register's Office of Davidson County, Tennessee.

Subject to Deed of Conveyance to Metropolitan Government as shown of record in Book 5866, Page 45, Register's Office of Davidson County, Tennessee.

Subject to Dedication of Easement for Sanitary Sewer and Storm Drain to Metropolitan Government as shown of record in Book 5263, Pages 793, 796, 799, 802, 805, 808, 811, and 814, Register's Office of Davidson County, Tennessee.

Subject to restrictions as shown of record in Book 6304, Page 985, Register's Office of Davidson County, Tennessee.

Subject to a Deed of Trust executed by Bobbie Doyle and Brian Doyle, husband and wife, to New Freedom Mortgage Corporation , and filed of record as Instrument No. 20040615-0070576, Register's Office of Davidson County, Tennessee, to secure a note in the amount of $103,789.00, payable as therein specified.

Subject to an Open-End Deed of Trust executed by Bobbie Doyle and Brian Doyle, wife and husband, to AmSouth Bank , and filed of record as Instrument No. 19991217-0304193, Register's Office of Davidson County, Tennessee, to secure a note in the amount of $10,000.00, payable as therein specified.

unimproved ☐

This is improved ☒ property, known as 3536 Country Way Road, Antioch, TN 37013
(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 1st day of August, 2006.

Bobbie Doyle

Brian Doyle

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, Bobbie Doyle, the within named 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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 1st day of August, 2006.

Commission expires: October 26, 2008

SHANNA RAY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Shanna Ray Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, Brian Doyle, the within named 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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 1st day of August, 2006.

Commission expires: October 26, 2008

SHANNA RAY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Shanna Ray Notary Public