WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/17/06 14:03 2 pgs
Fees:13.00 Taxes:434.75

20060817-0101720

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF AUGUST, 2006.

Notary Public

MY COMMISSION EXPIRES: May 3, 2010.
(AFFIX SEAL)

DELAINA D. SCOBY
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
Kent Brummett & wife, Angela Brummett Juliao	Kent Brummett	Map 95-4
(NAME)	(NAME)	
122 Spring Valley Road	2112 Putnam Lane	
(ADDRESS)	(ADDRESS)	Parcel 196
Nashville, TN 37214	Mt. Juliet, TN 37122	
(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, William M. Bryant Sr., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kent Brummett and wife, Angela Brummett Juliao, 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 the northerly 110 feet of Lot No. 39 on the Map of Bluefields, as shown of record in Book 843, Page 16, Register's Office of Davidson County, Tennessee.

Said part of said Lot No. 39 fronts 110 feet on the westerly side of Spring Valley Road, and runs back between lines, 286 feet on the northerly line and 270 feet, more or less on the southerly line to a dead line on which it measures 110 feet.

Being the same property conveyed to William M. Bryant and wife, Mildred F. Bryant by Warranty Deed from Guy J. Wertz and wife, Alice L. Wertz filed of record in Book 3462, Page 397, Register's Office of Davidson County, Tennessee.

Mildred F. Bryant having died on April 6, 1983.

Subject to all matters as shown on plat of record in Book 843, Page 16, Register's Office of Davidson County, Tennessee.

Subject to restrictions as shown of record in Book 737, Page 258, Register's Office of Davidson County, Tennessee.

Subject to a Property Standards Code Repair Order by Metropolitan Government of Nashville and Davidson County as filed of record in Instrument No. 20051219-0152044, Register's Office of Davidson County, Tennessee.

Power of Attorney filed of record in Instrument No. 20060207-0015191, Register's Office of said county.

unimproved ☐

This is improved ☒ property, known as 122 Spring Valley Road, Nashville, TN 37214
(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 14th day of August, 2006.

William M. Bryant Sr.
by David J. Whitefield
As his attorney in Fact

William M. Bryant Sr. by David Whitefield
As his Attorney in Fact

STATE OF TENNESSEE

COUNTY OF WILSON

On this 14th day of August, 2006, before me personally appeared William M. Bryant, Sr. by David Whitefield as his Attorney in Fact, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of William M. Bryant, Sr., and acknowledged that such person executed the same as the free act and deed of William M. Bryant, Sr.

Witness my hand and official seal at Mt. Juliet, Tennessee this 14th day of August, 2006.

Commission expires: May 3, 2010

Delaina D. Scoby Notary Public

