WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/02/07 15:59 2 pg
Fees:13.00 Taxes:536.50

20070402-0039354

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MARCH, 2007.

Notary Public

MY COMMISSION EXPIRES: 10/26/08

(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		Map 147-5
(NAME)	(NAME)	
557 Brixham Park Dr.	NEW OWNER	
(ADDRESS)	(ADDRESS)	Parcel 100
Franklin, Tennessee 37069		
(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, Hilary Jean Taylor, Co-Executor and Edward Jackson, Co-Executor of The Estate of Ethel Marie Jackson**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dennis Bryant, an unmarried man**, 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. 100 on the Revised Plan of Caldwell Hall Subdivision, Section 1, as shown of record in Plat Book 2900, Page 58, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Said Lot No. 100 fronts 80 feet on the south margin of Wauford Drive and extends back between parallel lines 158.4 feet to a dead line in the rear, on which it measures 80 feet.

Being the same property conveyed to Roy E. Jackson ET UX Ethel K. Jackson by Deed from Robert T. McGowan ET UX Glenda E. McGowan, filed for record March 8, 1965 in Book 111, Page 168, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on plat of record in Plat Book 2900, Page 58, Register's Office of Davidson County, Tennessee.

Roy E. Jackson having died intestate on May 14, 1988.

Ethel Marie Jackson having died testate on November 28,2005, Davidson County Probate No. 05P1941.

unimproved ☐

This is improved ☒ property, known as 301 Wauford Drive, Nashville, TN 37211

(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 30th day of March, 2007.

Estate of Ethel Marie Jackson

By: Hilary Jean Taylor Co Executor
Hilary Jean Taylor, Co-Executor

Attest: Edward Jackson Co-Executor
Edward Jackson, Co-Executor

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, Hilary Jean Taylor, 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 30 day of March, 2007.

Commission expires: 10/26/08

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, Edward Jackson, 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 30 day of March, 2007.

Commission expires: 10/26/08

SHANNA RAY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Shanna Ray
Notary Public