WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,900.00

Harriet L. Matthews
Affiant

JUDITH C. JACOBS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD CO., TN

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF MAY, 2007.

Notary Public

MY COMMISSION EXPIRES: March 15, 2008.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, LLC, 301 S Perimeter Park, Suite 212, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harriet L. Matthews	SunTrust Mortgage, Inc	147-04-0/53.00
(NAME)	(NAME)	
4812 Torbay Drive	1001 Semmes Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Richmond, VA 23224	
(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, **John Bryant, individually and as administrator of the estate of Mildred M. Bryant,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Harriet L. Matthews, 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. 96 on the Map of Beverly Heights, Section II, as of record in book 2331, Page 42, Register's Office for said County.

Said Lot No. 96 fronts 105 feet on the northeasterly side of Torbay Drive and extends back 311.2 feet on the northwesterly line and 375.3 feet on the southeasterly line, to a broken line in the rear on which it measures 227.8 feet.

Being the same property conveyed to W. C. Bryant and wife, Mildred M. Bryant by Warranty Deed from Mach H. Taylor and wife, Lenore Clark Taylor dated October 23rd, 1958 and filed for record in Book 2810, Page 421, in the Register's Office for Davidson County, Tennessee. The said W.C. Bryant having since died property is vested to Mildred M. Bryant who also having died August 7, 2006, leaving as her only heir John Bryant as evidenced by an Affidavit of Heirship recorded simultaneously herewith as Instrument NO. 20070606 0067533 in the Register's Office for Davidson County, Tennessee and by probate case NO. 07P824 wherein John W. Bryant is named as administrator.

JB

Subject to any and all matters as shown on the Plan of Record in Plat Book 2331, Page 42, in the Register's Office for Davidson County, Tennessee.

Subject to any and all easements and restrictions on record in the Register's Office for Davidson County, Tennessee.

Subject to any and all zoning regulations, building restrictions, and setback lines if any and any and all easements for public utilities.

The 2007 County Taxes have been prorated and assumed by the Grantees

unimproved ☐

This is improved ☒ property, known as 4812 Torbay 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.

Davidson County DEEDWARR
Recvd: 06/06/07 09:51 4 pgs
Fees:23.00 Taxes:480.63
20070606-0067534

Witness my hand this 23rd day of May, 2007.

John W Bryant

John Bryant, individually

The Estate of Mildred M. Bryant

By: John W Bryant

John Bryant, administrator, executor

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 23rd day of May, 2007, before me, personally appeared John Bryant as executor/Administrator + Executor of the Estate of Mildred M. Bryant, deceased, to me known to be the person described in and who executed t he foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 23rd day of May, 2007.

Commission expires: March 15, 2008

JUDITH C. JACOBS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD CO., TN

Judith C. Jacobs Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and state, the within named John Bryant the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 23rd day of May, 2007.

Commission expires: March 15, 2008

JUDITH C. JACOBS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD CO., TN

Judith C. Jacobs Notary Public

exhibit

FILED

IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE
AT NASHVILLE
(PROBATE DIVISION)

2007 MAY 23 AM 9:46

RICHARD R. ROOKER, CLERK

IN RE: ESTATE OF
MILDRED M. BRYANT (2nd) DOCKET NO.: 07P824

ORDER

This cause came to be heard on May 23, 2007, before the Honorable Robert Bradshaw, Probate Master, upon petition of John W. Bryant that a (2-page) paper writing (RMS) purporting to be the Last Will & Testament of Mildred M. Bryant be admitted to probate and that he be appointed as the Administrator CTA.

Whereupon the Petitioner produced a (2-page) paper writing (RMS) purporting to be the Last Will & Testament of Mildred M. Bryant, said paper writing bearing the date of April 8, 1992. He also produced two (2) affidavits, one from James W. Sanders and one from Betty Sanders. The affiants stated that they had known Mildred M. Bryant for many years, that they were familiar with her handwriting and her signature, and that the paper writing bearing the date of April 8, 1992 was all in the handwriting of Mildred M. Bryant and that it was signed by Mildred M. Bryant. The further, in their affidavits, states that she was of sound mind and disposing memory on April 8, 1992.

It further appearing from the testimony introduced that the said paper writing bears (RMS) the true handwriting and signature of Mildred M. Bryant, that her usual place of domicile and residence at the time of her death was in Davidson County, Tennessee, and that she died on August 7, 2006.

It is therefore **ORDERED, ADJUDGED, AND DECREED** that this paper writing(s) (12+B) is the true, whole, and Last Will & Testament of Mildred M. Bryant and the same is hereby entered into probate as such.

It is further **ORDERED** that the Clerk is directed to file and record the Last Will & Testament of Mildred M. Bryant and to issue the Letters of Administration CTA to John W. Bryant. John W. Bryant is hereby appointed as the Administrator CTA.

It if further **ORDERED** that bond, inventory, and accounting are waived. Annual status reports are required until the estate is closed.

Enter this the 23rd day of May, 2007.

Robert Bradshaw,
Probate Master

APPROVED FOR ENTRY:

Martha Child, #7213
Attorney for Estate
392 Harding Place, Suite 215
Nashville, TN 37211
(615) 834-4300

Mildred M. Bryant Estate
Order (holographic will)
John W. Bryant, Administrator CTA
7th Cir, probate