# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/19/07 13:40 2 pgs
Fees:13.00 Taxes:575.35

20070619-0073301

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF JUNE, 2007.

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 |
|---|---|---|
| Sonia Dillard & Andre Foster | | Map 150-8 |
| (NAME) | (NAME) | |
| 3536 Country Way Road | NEW OWNER | |
| (ADDRESS) | (ADDRESS) | Parcel 82 |
| Antioch, TN 37013 | | |
| (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, Dennis Bryant, a single man, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sonia Dillard and Andre Foster, as joint tenants with the right of survivorship 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, and being further conveyed to Dennis Bryant by Deed from Bobbie Doyle and husband, Brian Doyle, filed for record 08/04/06 as Instrument No. 20060804-0095217, 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.

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 my hand this 8th day of June, 2007.

Dennis Bryant

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, Dennis Bryant, 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 executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee this 8th day of June, 2007.

Commission expires: May 3, 2010

Delaina D. Scoby Notary Public

