WARRANTY DEED

IVA J. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF **Davidson**
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 1,900,000.00

Linda Ray
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **21st** DAY OF **June, 2007**

Notary Public

MY COMMISSION EXPIRES: 1-12-09
(AFFIX SEAL)

WARRANTY DEED

This Instrument Prepared By:
Commerce Union Title, LLC
5200 Maryland Way Suite 110, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John H. Bryan, III and Louise C. Bryan	Same	**130-03-0-119.00**
(NAME) **628 Westview Avenue**	(NAME)	Davidson County DEEDWARR Recvd: 06/22/07 14:19 2 pgs Fees:13.00 Taxes:7030.00 **20070622-0074920**
(ADDRESS) **Nashville,TN 37205**	(ADDRESS)	
(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, **James C. Gooch, Trustee,** WITH FULL RIGHT AND POWER TO CONVEY, SELL, MORTGAGE, LEASE, OR OTHERWISE TRANSFER AND ENCUMBER THE PROPERTY HEREINAFTER DESCRIBED WITHOUT THE JOINDER OR CONSENT OF ANY BENEFICIARY OR OTHER PARTY, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John H. Bryan, III and Louise C. Bryan,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF **TN**, DESCRIBED AS FOLLOWS, TO-WIT:

A TRACT OF LAND IN THE CITY OF BELLE MEADE, DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 169 AND THE SOUTHERLY 162.5 FEET OF LOT NO. 167 ON THE PLAN OF THE ROYAL OAKS LAND COMPANY SUBDIVISION OF THE BAKER TRACT, AS OF RECORD IN BOOK 421, PAGES 102 AND 103, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND DESCRIBED AS FOLLOWS:

BEGINNING ON AN IRON PIN IT BEING THE SOUTHWEST CORNER OF LOT NO. 169, ALSO BEING THE JOINING OF THE NORTH MARGIN OF IROQUOIS PLACE WITH THE EAST MARGIN OF WESTVIEW AVENUE; THENCE NORTHERLY WITH THE EAST MARGIN OF WESTVIEW AVENUE 417.5 FEET TO AN IRON PIN; THENCE EASTERLY IN A LINE PERPENDICULAR TO WESTVIEW AVENUE 210 FEET TO AN IRON PIN ON THE EASTERLY BOUNDARY OF LOT NO. 167; THENCE SOUTHERLY WITH SAID BOUNDARY 423.9 FEET TO AN IRON PIN ON THE NORTHERLY MARGIN OF IROQUOIS PLACE; THENCE WESTERLY WITH SAID MARGIN 208.8 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO JAMES C. GOOCH, TRUSTEE BY WARRANTY DEED FROM ARTHUR C. BEST JR. AND WIFE, DEBORAH C. BEST, RECORDED ON THE 1ST DAY OF JULY, 2005 IN INSTRUMENT NO. 20050701-0076243, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **628 Westview Avenue, Nashville, TN 37205**
(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.

IN WITNESS WHEREOF, this instrument has been executed on this the **21st** day of **June, 2007**.

James C. Gooch

James C. Gooch, Trustee

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned Notary in and for said County and State, personally appeared the within named, **James C. Gooch, Trustee** , whom I am personally acquainted and upon her/his/their oath acknowledged that he/she/they executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at **Nashville** , Tennessee, this **6/21/2007** .

NOTARY

MY COMMISSION EXPIRES: 3/7/2011

Kristen Bowles
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County, TN