WARRANTY DEED

File Box 9B
First Title & Escrow Co
#26740

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,000.00

Laura Baker Faison
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF JUNE, 2007.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Laura Baker Faison	SunTrust Mortgage, Inc.	Map 146-11
(NAME)	(NAME)	
5021 Dovecote Drive	P. O. Box 26149	Parcel 40
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Richmond, VA 23260	
(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, **STEPHEN R. BRYANT AND WIFE, TIFFIN J. KREGER BRYANT**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LAURA BAKER FAISON**, 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:

Land in Davidson County, Tennessee, being Lot No. 67 on the Plan of Section One, Revised, Crieve Hall Estates, of record in Plat Book 1835, pages 122-124, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Stephen R. Bryant and wife, Tiffin J. Kreger Bryant, by deed from Sondra L. Younger-Wright and husband, Randy Steven Wright, of record in Instrument #20060829-0106555, said Register's Office.

This conveyance is subject to (a) 2007 real property taxes; (b) all matters appearing on the plan of record in Book 1835, pages 122-124, said Register's Office; and (c) restrictive covenants of record in Book 2046, page 88 and Book 2396, page 437, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 5021 Dovecote Drive, Nashville, Tennessee ~~37215~~ 37220
(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: 06/28/07 09:42 2 pgs
Fees:13.00 Taxes:921.30
20070628-0077083

Witness our hands this 20th day of June, 2007.

Stephen R. Bryant By Maria M. Carter attorney in fact
Stephen R. Bryant By Maria M. Carter,
Attorney in Fact

Tiffin J. Kreger Bryant By Maria M. Carter attorney in fact
Tiffin J. Kreger Bryant By Maria M. Carter,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of June, 2007, before me personally appeared Maria M. Carter, to me known to be the person who executed the foregoing instrument on behalf of Stephen R. Bryant and Tiffin J. Kreger Bryant and acknowledged that she executed the same as the free act and deed of Stephen R. Bryant and Tiffin J. Kreger Bryant.

Witness my hand and official seal at Nashville, Tennessee this 20th day of June, 2007.

Commission expires:

MEGAN E. FLOWERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2010

Megan E. Flowers
Notary Public