07

REALTY TITLE Bk 48A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/06/07 14:27 2 pgs
Fees:13.00 Taxes:924.63

20071106-0131079

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF NOVEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: ~~May 3, 2010~~. 11/22/08
(AFFIX SEAL)

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
Eric Weber	**Magna Bank**	Map 147-9
(NAME)	(NAME)	
5009 Darlington Drive	**P. O. Box 17257**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Memphis, TN 38187**	Parcel 68
(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, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eric Weber, 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:

One

Being Lot No. 7 on the Map of Caldwell Country Estates, Section 1, as shown of record in Plat Book 2663, Pages 68 and 69, 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 Thomas M. Harris and wife, Marie R. Harris by Deed from Joseph G. Schultz and wife, Martha Schultz, filed for record March 30, 1966, in Book 4001, Page 48, Register's Office for Davidson County, Tennessee, and being further conveyed to Dennis Bryant by Deed from Nancy Faye Seaman as the Executrix of the Estate of Marie Ruston Harris, filed for record 11/21/06 as Instrument No. 20061121-0144256, Register's Office for Davidson County, Tennessee, and being further conveyed to Dennis Bryant by Quitclaim Deed from Thomas Marshall Harris, Jr., Jerry Edward Harris, Nancy Faye Seaman and Vickie Marie Hall, Devisees of the Marie Ruston Harris Estate, filed for record as Instrument No. 20071106-0131078, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on plat of record in Plat Book 2663, Pages 68 and 69, Register's Office of Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 5009 Darlington 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 2nd day of November, 2007.

Dennis Bryant

DENNIS BRYANT

STATE OF TENNESSEE

COUNTY OF WILSON

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/she/they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee this 2nd day of November, 2007.
Commission expires: May 3, 2010

Delaina D .Scboy Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and seal at Franklin, Tennessee, this 2nd day of November, 2007.

Notary Public at Large

My Commission Expires:
11/22/08

