Davidson County DEEDWARR
Recvd: 07/02/08 12:55 2 pgs
Fees:13.00 Taxes:357.05
20080702-0068429

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $96,500.00

Janet McAlister
Affiant

Subscribed and sworn to before me, this 30th DAY OF June, 2008.

Mary J Bruce
Notary Public

MY COMMISSION EXPIRES: MAR 10 2012

(AFFIX SEAL)

WARRANTY DEED

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

P-KW-08-0915

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Dr., Ste. 200
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Khabra D. Bryant	Guaranty Trust Company	
915 Kipling Dr.	316 Robert Rose Drive	
Nashville, TN 37217	Murfreesboro, TN 37129	107-14-064.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we LINDSAY RAE AVRITT, AN UNMARRIED WOMAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KHABRA D. BRYANT, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that 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. 155 on the Plan of Miro Meadows, of record in Plat Book 1424, pages 94 and 95, Register's Office for said County, to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Richard L. Bancroft by deed from Lisa T. Hollingsworth Burt f/k/a Lisa T. Hollingsworth and husband, Richard Burt of record in Instrument 200005250052407 on 05/24/2000 and filed for record on 05/25/2000, Register's Office for said County.
Being the same property conveyed to Lindsay Rae Avritt by deed from Richard L. Bancroft, an unmarried man of record in Instrument 200606200073585 on 06/07/2006 and filed for record on 06/20/2006, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 915 Kipling Dr, Nashville, Tennessee 37217
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 30th day of June, 2008.

Lindsay Rae Avritt
Lindsay Rae Avritt by Dana Lewis her attorney in fact

STATE OF Tennessee
COUNTY OF DAVIDSON

On this the 30th day of June, 2008, before me personally appeared Dana Lewis to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Lindsay Rae Avritt, an unmarried woman and who acknowledged he/she/they executed the same as the free act and deed of the said Lindsay Rae Avritt, an unmarried woman.

Witness my hand and official seal, this the 30th day of June, 2008.

Notary Public

My Commission Expires: 10.16.11

(SEAL)

LAURA D. PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Homeland Title, LLC
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959

I, Janel McAlister, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

State of Tennessee
County of Davidson

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Janel McAlister who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: MAR 10 2012

MAXINE J. RUCKER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE