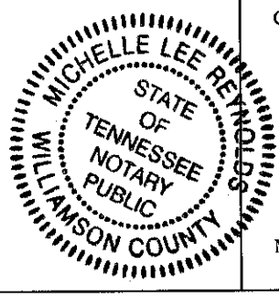
File No. 280601070

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/18/08 12:39 3 pgs
Fees:18.00 Taxes:1110.00
20080718-0073849



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, ~~THIS~~ THE 14th DAY OF JULY, 2008.

Notary Public

MY COMMISSION EXPIRES: June 20, 2011
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
216 Centerview Drive, Suite 139
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian J Jansen	Synovus Mortgage Corp.	131-07-0-077.00
(NAME) 4500 Randolph Place	(NAME) 2204 Lakeshore Drive, Suite 325	
(ADDRESS) Nashville, TN 37215	(ADDRESS) Birmingham, AL 35209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Margaret Rozelle Bryant, unmarried**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Brian J Jansen and Kathryn J Bryant, as joint tenants with right of survivorship**, hereinafter called the grantee(s), WE heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 14, LONE OAK HEIGHTS, as shown by plat of record in Plat Book 1424, Page 2 and as amended in Instrument No. 20080516-0050647, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to W. H. Bryant and wife, Margaret Rozelle Bryant by Warranty Deed dated July 19, 1950, from A. Robert Justice and wife, Mary H. Justice of record in Book 1874, Page 89, Register's Office for said County.

Being the same property having W.H. Bryant since deceased and Margaret Rozelle Bryant being the sole heir.

Subject to all matters as set forth on the plat of record in Plat Book 1424, Page 2 and as amended in Instrument No. 20080516-0050647, Register's Office of said County.

Property may be subject to Homeowner's Association Dues.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 4500 Randolph Place, Nashville, TN 37215
(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), WE 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), WE 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 hands this 11th day of July, 2008.

Margaret Rozelle Bryant

Margaret Rozelle Bryant

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 Margaret Rozelle Bryant the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this. 11th JUN, 2008

Commission expires: June 20, 2011

Notary Public

MICHELLE LEE REYNOLDS
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

File Number: 280601070

RETURN TO:
Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Michelle L Reynolds, a notary public for this county and state, Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

MICHELLE LEE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: June 20, 2011