03

Realty Title 48-A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090019314 DEEDWARR
Recvd: 03/24/09 10:24 2 pgs
Fees:13.00 Taxes:1295.00
20090324-0026373

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF MARCH, 2009.

Notary Public

MY COMMISSION EXPIRES: 2/11/13

(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
Clayton M. Feibusch	**REGIONS BANK DBA REGIONS MORTGAGE**	MAP 115-13-0
(NAME) 6721 Rodney Court	(NAME) **2050 PARKWAY CIRCLE**	
(ADDRESS) Nashville, TN 37208	(ADDRESS) **BIRMINGHAM, AL 35244**	PARCEL 037.00
(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, an unmarried man, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Clayton M. Feibusch, an unmarried man, 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:

Being Lot No. 175 on the Plan of Section Eight, West Meade Hills, as shown of record in Plat Book 3600, Pages 61-62, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Said Lot No. 175 fronts 223 feet on the northerly side of Rodney Court, as measure around a slight curve, and extends back 254.55 feet on the northeasterly line and 193.3 feet on the southwesterly line, to a dead line in the rear on which it measures 152.15 feet.

Being the same property conveyed to Dennis Bryant by Warranty Deed from Francis E. Hipkins and wife, Frances Lily Hipkins, filed for record in Instrument No. 20070705-0080121, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on plat of record in Plat Book 3600, Pages 61-62 , Register's Office of Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 6721 Rodney Court, Nashville, TN 37208
(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 20th day of March, 2009.

Dennis Bryant

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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 executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 20th day of March, 2009.

Commission expires: May 3, 2010

Delaina D. Thompson Notary Public

