WARRANTY DEED

State of Tennessee)
County of Davidson)

09-09-021-D

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16th day of October, 2009

Notary Public

My Commission Expires: 1-9-12 (AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

BOX 50-B

RETURN TO:

PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
JULIA L. THOMAS (NAME)	MAGNA BANK (NAME)	115-3
754 Brook Hollow Road (ADDRESS)	P.O. Box 17257 (ADDRESS)	35.00
Nashville, TN 37205 (CITY) (STATE) (ZIP)	MEMPHIS TN 38187-0257 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **ROBERT J. SAYLE, MARRIED**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JULIA L. THOMAS,** , hereinafter called the Grantee(s), her 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 108, on the Plan of Brook Meade, Section II**, of record in Book 2133, Page 76, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to ROBERT J. SAYLE, by Deed from DAVID ELLIS RUMSEY AND MOLLY COMPTON RUMSEY, HUSBAND AND WIFE, dated April 25, 2008, of record in Instrument No. 20080429-0043665, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; ***and taxes for the current year which have been prorated and PAID by the Grantor(s) herein.***

VICTORIA SAYLE, spouse of the above named **ROBERT J. SAYLE**, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

BILL GARRETT, Davidson County
Trans:T20090071840 DEEDWARR
Recvd: 10/22/09 10:12 2 pgs
Fees:13.00 Taxes:1147.00
20091022-0097606

BEING unimproved ☐
Improved ☒ property known as: **754 Brook Hollow Road, Nashville, TN, 37205.**

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, our hands, this 16th day of October, 2009.

ROBERT J. SAYLE

VICTORIA SAYLE

STATE OF FLORIDA)
COUNTY OF FRANKLIN)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **ROBERT J. SAYLE AND WIFE, VICTORIA SAYLE,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at APALACHICOLA, FLORIDA, this 16th day of October, 2009.

NOTARY PUBLIC-STATE OF FLORIDA
Marcia Knapke
Commission # DD741769
Expires: DEC. 13, 2011
BONDED THRU ATLANTIC BONDING CO., INC.

Notary Public

My Commission Expires:
12/13/11