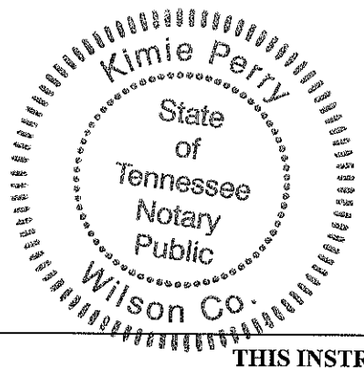
File No. 290800665

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,900.00

Ashley A. Taylor
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF NOVEMBER, 2009.

Kimie Perry
Notary Public

MY COMMISSION EXPIRES: 6-5-12
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 11/19/09 08:12 3 pgs
Fees:18.00 Taxes:499.13
20091119-0106345

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ashley A. Taylor	Guaranty Trust Company	
(NAME)	(NAME)	
716 Woodcraft Drive	316 Robert Rose Drive	MAP/PARCEL 108150A01300CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Murfreesboro, TN 37129	
(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, **WE, Gary A. Bryant and Rebecca J. Bryant, husband and wife**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Ashley A. Taylor, an unmarried woman**, 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. 13 on the Plan of Percy Priest Woods Subdivision, Revision of Cheswicke Park P. U. D. of record in Plat Book 9700, Page 384, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description of said lot.

Being the same property conveyed to Gary A. Bryant and Rebecca J. Bryant by deed Dated August 4, 2009 from Jack Jones, and filed of record in Instrument 20090810-0074767, Register's Office for Davidson County, Tennessee. Also Being the same property conveyed to Jack Jones, married by deed dated August 3, 2009 from Secretary of Housing and Urban Development, and filed of record in Instrument 20090803-0072504, Register's Office for Davidson County, Tennessee. Also Being the same property conveyed to Secretary of Housing and Urban Development by deed dated January 26, 2009 from Matthew Smith, Co Trustee, and filed of record in Instrument 20090504-0040511, Register's Office for Davidson County, Tennessee. Also Being the same property conveyed to Robin L. Yoon by deed dated September 27, 2002 from Trust Number 716 Woodcraft Drive State of Tennessee, trust agreement, and filed of record in Instrument 20041215-0149158, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 10420, Page 228, Book 11044, Page 988, said Register's Office.

Ingress/Egress Easement to Kodill Properties of record in Book 6071, Page 491, said Register's Office.

Water line Easement to Nashville of record in Book 6147, Page 886, said Register's Office.

Sewer line Easement to Nashville of record in Book 6147, Page 893, said Register's Office.

Airspace Easement to Robert H. Braswell and Will V. Braswell of record in Book 10099, Page 611, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

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 716 Woodcraft Drive, Nashville, TN 37214

(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), HER 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), HER 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 10th day of November, 2009.

Gary A. Bryant

Rebecca J. Bryant

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Gary A. Bryant and Rebecca J. Bryant, husband and wife, 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 Mt Juliet, Tennessee, this 11/10/2009.

My Commission Expires: 6-5-12

Notary Public

Kimie Perry
State of Tennessee Notary Public
Wilson Co.

File Number: 290800665

RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Certificate of Authenticity

I, Tracey Trumphour, do hereby make oath that I am 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.

Tracey Trumphour

State of Tennessee
County of Wilson

Personally appeared before me, Kimie Perry, a notary public for this county and state, Tracey Trumphour who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My commission expires:
6-5-12

Kimie Perry, Notary Public

