File No. 210020352

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100023116 DEEDWARR
Recvd: 04/19/10 15:26 2 pgs
Fees:13.00 Taxes:557.78
20100419-0029404

PASHUNIONS LOVE
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN

MY COMMISSION EXPIRES:
April 17, 2010

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF MARCH, 2010.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Willie F. Carr Jr.	BAC Tax Services, LLC Lockbox #2190	MAP 108160A02400
(NAME) 1704 Timber Point	(NAME) P.O. Box 26389	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Richmond VA. 23260-0000	
(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, **Gary A. Bryant, Married**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Willie F. Carr Jr.**_____, hereinafter called the grantee(s), HIS 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. 24 on the Final Plat of Timber Ridge, of record in Instrument 20040113-0005330, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Gary A. Bryant, married, by deed from The Secretary of Housing and Urban Development of Washington, D.C. of record in Instrument 20100111-0002359, dated January 7, 2010 and filed for record on January 11, 2010, Register's Office for Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 206-2-307 or other similar statute.

All matters as set forth per Instrument 20040113-0005330, said Register's Office.

Declaration of Covenants, Conditions, Restrictions and By-Laws of record in Instrument 20040115-0006462.

Roadway Easement of record in Book 10725, Page 218, said Register's Office.

Avigation Easement of record in Book 10725, Page 222, said Register's Office.

Avigation Easement of record in Book 10725, Page 229, said Register's Office.

Stormwater Detention Agreement Easement of record in Instrument 20000728-0074568, said Register's Office.

Ingress/Egress Easement to Cemetery of record in Book 10770, Page 517, said Register's Office.

Charter of Timber Ridge Homeowners Association and Precision Homes, Inc. of record in Instrument 20040123-0009124, said Register's Office.

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 1704 Timber Point, 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), HIS 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), HIS 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 25th day of March, 2010.

Gary A. Bryant

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Gary A. Bryant, Married 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 25th day of March, 2010.

Commission expires: 9.2.2013

Notary Public

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

File Number: 210020352

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

Prepared by and return to:

6240 Poplar Avenue Ste 1
Memphis, TN 38119
901-753-9499/ 901-761-0987