WARRANTY DEED

DAVE ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20100038154 DEEDWARR
Recvd: 06/23/10 08:28 2 pgs
Fees:13.00 Taxes:1258.00

20100623-0048887

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Jennifer Crowell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF JUNE, 2010.

Notary Public

MY COMMISSION EXPIRES: 4/16/13
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Music City Title & Escrow, LLC, 116 Lineberry Blvd., Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Hopkins Cox	Prime Lending	
(NAME)	(NAME)	
794 Saussy Place	18111 Preston Rd. Ste 900	11509001000
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Dallas TX 75252	
(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, Danny Bryant and wife, Rebecca Bryant, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Matthew Hopkins Cox, ~~unmarried~~ ** 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:

DBRB ** and wife, Heather Cox

Being Lot No. 90 on the Plan of Section Four, West Meade Hills, as shown of record in Book 3300, Page 46 Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Danny Bryant and Rebecca Bryant by Warranty Deed from Deutsche Bank National Trust Company as Trustee for Morgan Stanley ABS Capital 1 Inc., Trust 2006-HE7 Mortgage Pass-Through Certificates, Series 2006-HE7 filed of record in Instrument No. 20090715-0066173, Register's Office of Davidson County, Tennessee.

Subject to all matters as shown on plat of record in Book 3300, Page 46, Register's Office of Davidson County, Tennessee.

Subject to restrictions as shown of record in Book 3789, Page 119, Register's Office of Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 794 Saussy Place, Nashville, TN 37205
(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 our hands this 21st day of June, 2010.

Danny Bryant

Rebecca Bryant

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, Danny Bryant and wife, Rebecca 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 they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee this 21st day of June, 2010.

Commission expires: May 19, 2014

Delaina D. Thompson Notary Public

DELAINA D. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY