File No. 210070041

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/04/10 11:41 3 pgs
Fees:18.00 Taxes:289.34
**20100804-0061327**

STATE OF TN
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $78,200.00

Branden S. Bryant
Affiant

KIMIE PERRY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILSON

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JULY, 2010.

Kimie Perry
Notary Public

MY COMMISSION EXPIRES: **June 5, 2012**
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Stewart Title Company
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 |
|---|---|---|
| Branden S. Bryant | Mortgage Investors Group | 10803005900 |
| (NAME) 3022 Casa Drive | (NAME) 8320 E. Walker Springs Lane, #200 | |
| (ADDRESS) Nashville, TN 37214 | (ADDRESS) Knoxville, TN 37923 | |
| (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, Jamie K. Webster, unmarried, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Branden S. Bryant, an unmarried man, 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 Number 107A of the Zone Lot Division of Lots 42 - 48 & 102 - 107, Section Five, Patio Villa, of record in Plat Book 5200, page 686, amending Plat Book 5200, Page 633, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jamie K. Webster, unmarried by Deed from Christopher B. Woods, unmarried, dated 05/31/2005 and filed for record on 06/27/2005 in Instrument 20050627-0073786, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 5200, Page 633, Plat Book 5200, Page 686, said Register's Office.

Restrictions of record in Book 6199, Page 70, said Register's Office.

Deed of Conveyance to Metropolitan Government of Nashville of record in Book 6165, Page 742, said Register's Office.

Deed of Conveyance to Metropolitan Government of Nashville of record in Book 6422, Page 55, said Register's Office.

Deed of Conveyance to Metropolitan Government of Nashville of record in Book 6422, Page 60, 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 3022 Casa 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), 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 29th day of July, 2010.

Jamie K. Webster

STATE OF TN

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Jamie K. Webster, unmarried 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 29th day of July, 2010.

Commission expires: **June 5, 2012**

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Notary Public

**File Number: 210070041**

**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 a licensed attorney and/or 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.

Attorney or Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Morgan Sulcer, 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.




Notary Public

My Commission Expires: September 2, 2013