WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100068343 DEEDWARR
Recvd: 10/28/10 11:03 2 pgs
Fees:13.00 Taxes:1180.30
20101028-0086261

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $319,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 8-20-14
(AFFIX SEAL)

MELISSA BUTCHKO-TOBECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Comm. Expires August 20, 2014

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 NUMBER
Sara Habibian and John E. Wiedman Jr.	Primary Residential Mortgage, Inc.	11505005500
(NAME)	(NAME)	
6828 Pennywell Drive	4750 West Wiley Post Way, Ste 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Salt Lake City, UT 84116	
(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, Dennis Bryant, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sara Habibian and husband, John E. Wiedman Jr., 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:

Being Lot No. 154 on the Plan of West Meade Hills, Section 5, as shown of record in Plat Book 3300, Page 98, 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 Dennis Bryant by Deed from James W. Clark, a married man, filed for record 03/25/08 in Instrument No. 20080325-0029897, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on plat of record in Plat Book 3300, Page 98, Register's Office of Davidson County, Tennessee.

Subject to restrictions as shown of record in Book 3505, Page 361, and Book 3616, Page 584, Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 6828 Pennywell Drive, 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 my hand this 21st day of October, 2010.

Dennis Bryant

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, Dennis 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 he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 21st day of October, 2010.

Commission expires: May 19, 2014

Delaina D. Thompson Notary Public

DELAINA D. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY