WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100077007 DEEDWARR
Recvd: 12/07/10 09:43 2 pgs
Fees:13.00 Taxes:921.30
20101207-0097339

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30 day of Nov, 2010

Notary Public
MY COMMISSION EXPIRES: November 28, 2011
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth L. Bryant and Marie E. Bryant	New Owner	083-10 - 036.00
(NAME) 1621 Ordway Place	(NAME)	
(ADDRESS) Nashville, TN 37206	(ADDRESS) , ,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, **Alan B. Schrade and Rose M. French**, husband and wife, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Kenneth L. Bryant and Marie E. Bryant**, joint tenants, 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:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of J.L. Webb Revision of Lots Nos. 229, 230 and 231, McEwen Plan as of record in Book 547, page65, Register's Office for said County.

Said Lot No. fronts 64 feet on the northerly side of Ordway Place, formerly Grove Avenue, and runs back between parallel lines, and with the easterly margin of Rudolph street, 90 feet to a dead line.

Being the same property conveyed too Alan B. Schrade, an unmarried man and Rose M. French, an unmarried woman, with joint rights of survivorship, by Warranty Deed from Hal J. Reising, a single man, dated March 15, 2006 and recorded in Instrument No. 20060331-0036388, in the Register's Office for Davidson County, Tennessee. Alan B. Schrade and Rose M. French having since married.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1621 Ordway Place, Nashville, TN 37206

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, has 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 24th day of November, 2010.

Alan B. Schrade

Rose M. French

STATE OF Minnesota
COUNTY OF Ramsey

Personally appeared before me, the undersigned authority, **Alan B. Schrade and Rose M. French**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 24th day of November, 2010.

Stephanie M. Hellum
Notary Public

My commission expires: January 31st, 2011

Stephanie Marie Hellum
NOTARY PUBLIC- MINNESOTA
MY COMMISSION EXPIRES 1-31-2011