G-23111-8
Box 14-A

BILL GARRETT, Davidson County
Trans:T20110019328 DEEDWARR
Recvd: 04/04/11 08:50 2 pgs
Fees:13.00 Taxes:1480.00
20110404-0025454

THIS INSTRUMENT PREPARED BY: **GEORGE V. CRAWFORD, JR.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $400,000.00. Catherine Shelton Avery Affiant Subscribed and sworn to before me, this 31st day of March, 2011. Notary Public My Commission Expires: 2/24/13

JOHN COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

Address New Owner As Follows: Catherine Shelton Avery 115 West Tyne Nashville, TN 37205	Send Tax Bills To: Pinnacle National Bank 150 3rd Avenue S., Suite 900 Nashville, TN 37201	Map-Parcel Number: 130 05 41.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **KENNETH M. BRYANT**, married, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **CATHERINE SHELTON AVERY,** an unmarried woman, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 20 of Block "H" on the 2nd Revised Plan of The Highlands of Belle Meade No. 2, of record in Book 843, page 18, revised in Book 1130, pages 71-72, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kenneth M. Bryant, by deed from Paula Rhodes Dunlap, married, dated June 12, 2003, of record as Instrument No. 20030619-0084630, Register's Office for Davidson County, Tennessee.

THIS IS THE NOT THE PRINICPAL PLACE OF RESIDENCE OF THE GRANTOR NOR THE SPOUSE OF THE GRANTOR.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2011 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 843, page 18, revised in Book 1130, pages 71-72, Register's Office for Davidson County, Tennessee.

This is improved property known as: **115 West Tyne, Nashville, TN 37205.**

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, her heirs and assigns, forever; and I covenant with the said Grantee that I am 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 further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 31st day of March, 2011.

Kenneth M. Bryant

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KENNETH M. BRYANT**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31st day of March, 2011

(Seal)

Notary Public

My Commission Expires

GEORGE V. CRAWFORD, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 8, 2015