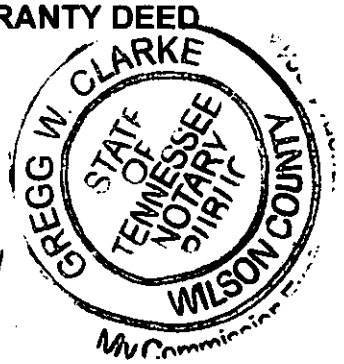
WARRANTY DEED



BILL GARRETT, Davidson County
Trans:T20110037433 DEEDWARR
Recvd: 06/22/11 13:43 2 pgs
Fees:13.00 Taxes:601.25

20110622-0047935

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of June, 2011.

Notary Public

MY COMMISSION EXPIRES: JAN 04 2014

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sandra G. Jackson	F&M Bank	062-02-0B-022.00
(NAME)	(NAME)	
4105 Longfellow Drive	50 Franklin Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Clarksville, TN 37040	
(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, we, **Kevin S. Bryant and Lori Bryant, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Sandra G. Jackson an unmarried woman and Charles S. Coleman an unmarried man**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot No. 86, on the Final Plat, Abbington Park, Phase One - Section One, as shown by plat appearing of record in Instrument No. 20030328-0041019, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Kevin S. Bryant and Lori Bryant, husband and wife by Warranty Deed dated June 28, 2007, from Valerie Nichols and Dorrance W. Nichols, wife and husband and filed for record on July 3, 2007, in Instrument No. 20070703-0079640, Register's Office for said County.

Subject to all matters as set forth on the plat of record in Instrument No. 20030328-0041019, Register's Office of said County.

Restrictive Covenants of record in Instrument No. 20030213-020075, Register's Office of said County.

Storm Water Detention Agreement as shown of record in Instrument No. 20030109-0004246, Register's Office for said County.

Charter of the Homeowner's Association of record in Instrument No. 20030303-0027405, Register's Office for Davidson County.

QuitClaim Deed to the Homeowner's Association of record in Instrument No. 20040407-0039568, Register's Office for Davidson County.

By-Laws of record in Instrument No. 20030303-0027406, Register's Office for Davidson County.

This conveyance is subject to any and all existing easements and restrictions of record.

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 4105 Longfellow 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), their heirs and/or 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), their heirs and/or 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 15th day of June, 2011.

Kevin S. Bryant

Lori Bryant

State of Tennessee
County of Wilson

Personally appeared before me Kevin S. Bryant and Lori Bryant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of June, 2011.

Notary Public Escrow Officer
My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122