BILL GARRETT, Davidson County
Trans:T20110066241 DEEDWARR
Recvd: 10/24/11 09:53 2 pgs
Fees:13.00 Taxes:375.55
20111024-0082335

WARRANTY DEED

ET-11-2361

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $101,500.00

Tam Brame
Affiant

Subscribed and sworn to before me, this 12 DAY OF October, 2011.

Connie J Buchanan
Notary Public

MY COMMISSION EXPIRES: 6/15/14
(AFFIX SEAL)

CONNIE J BUCHANAN NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
C. James Bryson	C. James Bryson	
501 General Kershaw Drive ~~2725 Wellman Street~~	(NAME) 501 General Kershaw Drive ~~2725 Wellman Street~~	96-13-32.00
(ADDRESS) Old Hickory, TN 37138 ~~Nashville, TN 37214~~	(ADDRESS) Old Hickory, TN 37138 ~~Nashville, TN 37214~~	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DONNA SEIGAL AND DAVID BAKER, INDIVIDUALLY AND AS HEIRS OF RICHARD EARL BAKER AND LUCILLE COLEMAN BAKER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JAMES BRYSON AND WIFE, SUE P. BRYSON, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit: *C. gcb (James C. Bryson...)

Land in Davidson County, Tennessee, being Lot 105, PLAN OF PERRY HEIGHTS, as shown on plat of record in Plat Book 2900, Page 18, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed to Donna Seigal and David Baker, heirs, all of Richard Earl Baker and Lucille Coleman Baker, as recorded on the 6th day of February 2009 in Instrument No. 20090206-0010582; Register's Office of Davidson County, TN; and previously by Warranty Deed from Frances E. Grayson, a widow, to Richard E. Baker and wife, Lucille C. Baker, as recorded on the 28th day of February 1984, in Deed Book 6237, Page 914, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all easements, conditions, and restrictions of record; and to taxes for the year 2012, and all subsequent years.

unimproved ( )
This is improved (X) property, known as 2725 Wellman ~~Street~~ Drive, Nashville, Tennessee 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 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 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 hand(s) this 12 day of October, 2011.

Donna Seigal, Individually and as Heir of Richard Earl Baker & Lucille Coleman Baker

Donna Seigal, Individually and as Heir of Richard Earl Baker & Lucille Coleman Baker

David Baker, Individually and as Heir of Richard Earl Baker & Lucille Coleman Baker

David Baker, Individually and as Heir of Richard Earl Baker & Lucille Coleman Baker

STATE OF Tennessee

COUNTY OF Wilson

On this the 12 day of October 2011, before me personally appeared Donna Seigal and David Baker to me known (or proved to me on the basis of satisfactory evidence) to be the person swho executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 12 day of October, 2011.

Connie J. Buchanan
Notary Public

CONNIE J BUCHANAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TN

My Commission Expires: 6/15/14

(SEAL)

RETURN TO:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
Phone: (615)773-0520.