BILL GARRETT, Davidson County
Trans:T20110068667 DEEDWARR
Recvd: 11/02/11 09:39 2 pgs
Fees:13.00 Taxes:185.00
20111102-0085183

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00

Eddie Bryan
Affiant

Subscribed and sworn to before me, this 28TH DAY OF OCTOBER, 2011.

Mary Birthright
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL) MARY BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eddie Bryan and wife, Mary K. Bryan	SAME (NAME)	07311000300
2256 Cabin Hill Road (ADDRESS)	(ADDRESS)	
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 Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Carl Smith, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Eddie Bryan and wife, Mary K. Bryan, hereinafter called the Grantees, their heirs and assigns, that 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. 491, ON THE PLAN OF SUNSET VIEW, SECTION SEVEN, OF RECORD IN PLAT BOOK 2900, PAGE 109, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO CARL SMITH AND WIFE, AMYE DOVE SMITH BY DEED FROM RONALD WAYNE MORRIS AND WIFE, BARBARA ANN MORRIS OF RECORD BY INSTRUMENT NO. 20060724-0088579, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. AND FURTHER CONVEYED TO CARL SMITH BY QUITCLAIM DEED FROM CARL ARTHUR SMITH, JR. (BEING ONE AND THE SAME AS CARL SMITH) AND AMYE DOVE SMITH OF RECORD BY INSTRUMENT NO. 20081216-0120542. AND FURTHER CONVEYED TO MICHAEL CARTER BY QUITCLAIM DEED FROM CARL SMITH OF RECORD BY INSTRUMENT NO. 20110202-0009321, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. AND FURTHER CONVEYED TO CARL SMITH BY QUITCLAIM DEED FROM MICHAEL CARTER OF RECORD BY INSTRUMENT NO. 20110802-0059334, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS.

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

unimproved ( )
This is improved (X) property, known as 2245 Cabin Hill Road, 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 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/our hand(s) this 28th day of October, 2011.

WARRANTY DEED
(Continued)

Carl Smith

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Carl Smith, unmarried, the herein 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 purposes therein contained.

Witness my hand and official seal, this the 28th day of October, 2011.

Notary Public

My Commission Expires: 11-7-11

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072