WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110070465 DEEDWARR
Recvd: 11/08/11 10:42 2 pgs
Fees:13.00 Taxes:122.10
20111108-0087253

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $33,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of November, 2011.

Notary Public

MY COMMISSION EXPIRES: 4-23-14

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 1529 Hunt Club Blvd, Suite 400, Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Don Jones	new owners	04204004000
(NAME)	(NAME)	
103 Belle Pointe	Same As New Owner	
(ADDRESS)	(ADDRESS)	
Hendersonville TN 37075		
(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, I, **Brenda J. Bryant, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Don Jones and Louise Jones, husband and wife, and Clinton Johnson and Leona Johnson, husband and wife, each having 50% undivided interest**, 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 a part of Lot No. 15 on the Map of Bransford Realty Companys Amqui Subdivision, as of record in Book 421, pages 38 and 39, Register's Office for said County, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to John W. Bryant and wife, Brenda J. Bryant by Deed from Agnes T. Howell, a widow, dated 08/31/2004 and filed for record on 09/01/2004 in Instrument 200409010105941, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Brenda J. Bryant by Deed from John W. Bryant, dated 04/29/2011 and filed for record on 04/29/2011 in Instrument 201104290032973, Register's Office for Davidson County, Tennessee.

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 1010 Highland Circle, Madison, TN 37115
(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 my hand this 4th day of November, 2011.

Brenda J Bryant

Brenda J. Bryant

State of ~~Tennessee~~ Oregon
County of Douglas

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

WITNESS my hand and seal this 4th day of November, 2011.

Lisa G. Paul

Notary Public
My Commission Expires: Aug. 28. 2015

RETURN TO:
Stewart Title Company Tennessee Division
1529 Hunt Club Blvd, Suite 400
Gallatin, TN 37066

OFFICIAL SEAL
LISA G PAUL
NOTARY PUBLIC-OREGON
COMMISSION NO. 460572
MY COMMISSION EXPIRES AUGUST 28, 2015