Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 103
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $70,000.00

Affiant

Subscribed and sworn to before me, this 22nd day of March, 2012.

Notary Public
My commission expires: ~~11/22/14~~ 12/3/13

TABITHA J. KING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

04-1202-54227

Address of New Owner:	Send Tax Bills to:	Tax Information
Gary Bryant 7537 West Winchester Dr. Antioch TN 37013	Gary Bryant 1014 Adventura Dr Mt. Juliet, TN 37122	151-10-OA-031.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Sandy Burns, unmarried, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to Gary Bryant, hereinafter called the Grantee, his successors and 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 Lot No. 31, on the Plan of Phase 1, Villages of Long Hunter P.U.D., of record in Instrument No: 20010123-0006894, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Sandy Burns, Unmarried by Special Warranty Deed from AmSouth Bank dated January 11, 2006 and filed for recorded on January 18, 2006 in Instrument No: 20060118-0006797 and re-recorded on January 26, 2006 in Instrument No: 20060126-0009941; said Register's Office.

Subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 7537 West Winchester Dr., Antioch, TN 37013

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, his heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind herself, her heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, his 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.

BILL GARRETT, Davidson County
Trans:T20120021214 DEEDWARR
Recvd: 03/23/12 10:48 2 pgs
Fees:13.00 Taxes:259.00
20120323-0024886

WITNESS my hand this 22nd day of March, 2012.

Sandy Burns

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Sandy Burns, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 22nd day of March, 2012.

~~Paige B. Mayercik~~ Tabitha J. King
State of Tennessee at Large

My Commission expires ~~11/22/14~~ 12/2/13

TABITHA J. KING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY