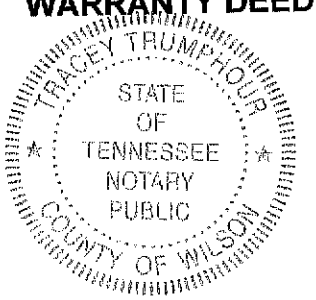
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of April, 2012.

Notary Public

MY COMMISSION EXPIRES: 9.2.2013

(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
James Carl Tucker	First State Bank	063160B03800CO
(NAME)	(NAME)	
1637 Aaronwood Drive	7114 Hwy 70 S, Ste 105	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Nashville, TN 37221	
(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, **Gary Bryant, A Married Man**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **James Carl Tucker and Ashley Faulkner Tucker, Husband and Wife**, 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 Lot Number 129 on the Plan of Hampton Park (formerly Chitwood Downs, a Planned Unit Development) of record in Plat Book 6900, Pages 550, 551, and 552, Certificate of Correction of record in Book 7462, page 445 and amendment to change name of record in Book 8181, page 112, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Gary Bryant by Deed from The Bank of New York Mellon as Successor Trustee under NovaStar Mortgage Funding Trust, Series 2005-1, dated 12/20/2011 and filed for record on 01/05/2012 in Instrument 201201050000968, Register's Office for Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 206-2-307 or other similar statute.

All matters as set forth per Plat Book 6900, Page 405, Plat Book 6900, Page 550, Plat Book 6900, Page 551, Plat Book 6900, Page 552, Book 7462, Page 445, Book 8181, Page 112, said Register's Office.

Declaration of Covenants, Conditions and Restrictions of record in Book 7351, Page 852, said Register's Office. Said restrictions were amended in Book 7451, Page 739 and Book 8336, Page 393, said Register's Office.

Easement of record in Book 7460, Page 930, said Register's Office.

Easement of record in Book 7489, Page 515, said Register's Office.

Easement of record in Book 8007, Page 235, said Register's Office.

Davidson County	DEEDWARR
Recvd: 05/02/12 08:22	3 pgs
Fees:18.00 Taxes:536.50	
20120502-0037325	

Agreement for Dedication of Public Utilities Easement of record in Book 8657, Page 179, said Register's Office.

Quitclaim Deed to The Homeowner's Association of record in Book 8207, Page 276, said Register's Office.

Charter of record in Book 8517, Page 762, said Register's Office.

Charter of record in Book 8833, Page 216, said Register's Office.

Quitclaim Deed to The Homeowner's Association of record in Book 8951, Page 797, said Register's Office.

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 1637 Aaronwood Drive, Old Hickory, TN 37138
(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 27th day of April, 2011.

Gary Bryant

State of Tennessee
County of Wilson

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

WITNESS my hand and seal this 27th day of April, 2012.

Notary Public-Escrow Officer
My Commission Expires: 8-3-15

DANA LOGGINS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

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

CERTIFICATE OF AUTHENTICITY

I, Dana Loggins, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

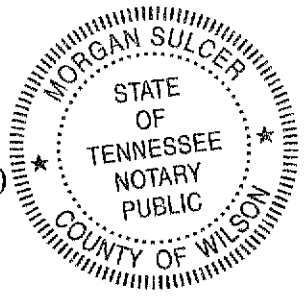
Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Morgan Sulcer, a notary public in and for the aforesaid county and state, the within named Dana Loggins, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: 9/2/2013