WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20120039079 DEEDWARR
Recvd: 05/29/12 13:56 2 pgs
Fees: 13.00 Taxes: 296.00

20120529-0046204

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16TH DAY OF MAY, 2012.

Notary Public

MY COMMISSION EXPIRES:

AFFIX SEAL

LAWRENCE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY My Commission Expires 09-24-2013

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gary Bryant	New Owner	151-10-A-148.00 CO
(NAME)	(NAME)	
1117 South Hampton Close		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, We, **Southeast Financial Credit Union**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gary Bryant**, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Located in Davidson County, Tennessee, and more particularly described as follows:

Being Lot Number 260, Phase 2, Villages of Long Hunter, as shown by plat of record in Instrument No. 20020515-0059732, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Southeast Financial Credit Union by Successor Trustee's Deed from Bryan D. Spicer, Successor Trustee, dated August 12, 2011, of record in Instrument No. 20110817-0063554, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2012, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Instrument No. 20020515-0059732; restrictions of record in Instrument No. 20010531-0056382 and 20031111-0164945; by-laws of record in Exhibit C of Instrument No. 20010531-0056382 and 20041022-0127537; charter of record in Instrument No. 20010531-0056381; easement for water mains of record in Book 8197, page 288; easement for utility of record in Book 9661, page 919; easement for transmission line of record in Book 2338, page 466; grant of easements of record in Instrument No. 20000906-008827 and 20000906-0088272; easement for sanitary sewer and/or storm drainage of record in Instrument No. 20001030-0107415; easements of record in Book 4446, page 423, Book 4535, page 351 and Instrument No. 20010531-0056383; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1117 South Hampton Close, Antioch, TN 37013

(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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, 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.

Witness my hand this 11th day of May, 2012.

Southeast Financial Credit Union

By:
Brian Kiley, Vice President Collections

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Brian Kiley, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon this oath acknowledged himself to be the Vice President Collection of Southeast Financial Credit Union, the within named bargainor, a corporation, and that he as such Vice President Collections, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Brian Kiley as such Vice President Collections.

Witness my hand and official seal at Nashville, Tennessee, this 11th day of May, 2012.

Notary Public

My Commission Expires:_____

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-18-2012