WARRANTY DEED

Jim R. Vanderpool, P.C.
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-27-2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00

Pam Houser
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF May, 2012.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey C. Bryant	Same	Map 144-15
(NAME)	(NAME)	
2020 Kingsbury Drive		Parcel 41
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **PAUL A. SOMMERIN AND WIFE, COLLEEN T. SOMMERIN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JEFFREY C. BRYANT AND DENISE ANNE BRYANT, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 29 on the Plan of Hillsboro Park, Section II, of record in Plat Book 2331, pages 61-62, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Paul A. Sommerin and Colleen T. Sommerin, husband and wife, by deed from Harold B. Clark, Jr. and wife, Margaret Doolin Clark, of record in Instrument #20100727-0058751, said Register's Office.

This conveyance is subject to (a) 2012 real property taxes; (b) all matters appearing on the plan of record in Book 2331, pages 61 - 62, said Register's Office; and (c) restrictive covenants of record in Book 2435, page 237, Book 2446, page 405, Book 2447, page 303 and Book 4207, page 397, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 2020 Kingsbury Drive, Nashville, Tennessee 37215

(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.

BILL GARRETT, Davidson County
Trans:T20120040873 DEEDWARR
Recvd: 06/04/12 13:22 2 pgs
Fees:13.00 Taxes:1850.00

20120604-0048414

Witness our hands this 31st day of May, 2012.

Paul A. Sommerin by Kevin D. Montgomery, attorney in fact

Paul A. Sommerin By Kevin D. Montgomery, Attorney in Fact

Colleen T. Sommerin by Kevin D. Montgomery, attorney in fact

Colleen T. Sommerin By Kevin D. Montgomery, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 31st day of May, 2012, before me personally appeared Kevin D. Montgomery, to me known to be the person who executed the foregoing instrument on behalf of Paul A. Sommerin and Colleen T. Sommerin and acknowledged that he executed the same as the free act and deed of Paul A. Sommerin and Colleen T. Sommerin.

Witness my hand and official seal at Nashville, Tennessee this 31st day of May, 2012.

Commission expires:

KATHY SNIDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

My Commission Expires MAY 20, 2014

Kathy Snider

Notary Public