WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $270,000.00

Pam S Hansen
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 31ST DAY OF MAY, 2012.

NOTARY PUBLIC

MY COMMISSION EXPIRES

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

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 12-04456 LIPSCOMB

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Ronald A. Hunter	Lipscomb University Business Office	11716023600
1129 Morrow Avenue	3901 Granny White Pk	
Nashville, TN 37204	Nashville TN 37215	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JEFFREY C. BRYANT AND DENISE A. BRYANT HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

RONALD A. HUNTER

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 1129 Morrow Avenue, Nashville, TN 37204

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 our hand on the 31st day of May, 2012.

Jeffrey C. Bryant

Jeffrey C. Bryant

Denise A Bryant

Denise A. Bryant

BILL GARRETT, Davidson County
Trans:T20120040896 DEEDWARR
Recvd: 06/04/12 13:41 2 pgs
Fees:13.00 Taxes:999.00
20120604-0048448

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, JEFFREY C. BRYANT AND DENISE A. BRYANT, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires:

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

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 33-B Zone Lot Division of Lots 33 and 34 on the plan of S.F. and C.D. Morrow's Subdivision, of record in Book 6900, Page 320, Register's Office for said County.

Said Lot No. 33-B fronts 25.0 feet on the Southerly margin of Morrow Avenue and extends back between parallel lines 43.83 feet to a dead line in the rear.

Being the same property conveyed by Warranty Deed from Barbara M. Coward, a single person to John H. Bryant** and Jeffrey C. Bryant, as joint tenants with the right of survivorship as recorded on the 5th day of August, 1993 in Deed Book 9038, Page 228 and Quitclaim Deed from Jeffrey C. Bryant to Denise A. Bryant as recorded on the 8th day of February, 2006 in Instrument No. 20060208-0015799, in the Register's Office of Davidson County, Tennessee.

**John H. Bryant having since died on December 1, 2005

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ZONE LOT DIVISION OF LOTS 33 AND 34 ON THE PLAN OF S.F. AND C.D. MORROW'S SUBDIVISION, as recorded in Plat Book 6900, Page(s) 320, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Instrument recorded in Book 7258, Page 273 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Sanitary Sewer Easement to Metropolitan Government of Nashville and Davidson County, Tennessee as of record in Book 7139, Page 341.