WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE DAY OF SEPTEMBER, 2012.

Notary Public

MY COMMISSION EXPIRES:

MY COMMISSION EXPIRES
OCTOBER 20, 2013

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
James E. Bryson	New Owner	Map 131-1-A
(NAME)	(NAME)	
4117 Legend Hall Drive		Parcel 150 CO
(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, **JOSEPH W. CLARK AND WIFE, BETTY W. CLARK**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES E. BRYSON AND SARAH CAROL BRYSON, 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 Unit No. 4117 on the Plan of Legend Hall, a Horizontal Property Regime, of record in Plat Book 5200, page 275, as amended in Book 7864, page 10, 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 Joseph W. Clark and Betty W. Clark, husband and wife, by deed from F. G. Cavin, Jr. and wife, Sarah T. Cavin, of record in Instrument No. 20050225-0020940, 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 5200, page 275, said Register's Office; and (c) Master Deed and Bylaws of record in Book 4934, page 15, Book 5627, page 846, Book 5903, page 27, Book 7117, page 22, Book 7864, page 10, Book 8155, page 382, Instrument No. 20001019-0103594, Instrument No. 20030612-0081622 and Instrument No. 20030815-0118252, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 4117 Legend Hall 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:T20120070544 DEEDWARR
Recvd: 09/19/12 10:05 2 pgs
Fees:13.00 Taxes:2035.00

20120919-0085017

Witness our hands this 10 day of September, 2012.

Joseph W. Clark

Betty W. Clark

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph W. Clark and Betty W. Clark, the bargainor, 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 Nashville, Tennessee this 10th day of September, 2012.

Commission expires:

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 3, 2015

Notary Public