WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130030463 DEEDWARR
Recvd: 04/15/13 09:55 2 pgs
Fees:13.00 Taxes:506.90

20130415-0036891

JANE GRAVER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of April, 2013.

Notary Public

MY COMMISSION EXPIRES: 8/16/14

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
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
Gloria Campbell	same address	063160B07100CO
(NAME)	(NAME)	
737 Jaywood Dr.	c/o new Owner	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(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, **Larry G. Bryson and Wife, Toyomi Kihara as joint tenants with righ of survivorship**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Gloria Campbell, an unmarried woman**, 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 all of Lot No. 73, on the plan of Hampton Park (formerly Chitwood Downs, a Planned Unit Development) of record in Plat Book 6900, Page 550-552 and corrected in Book 7462, Page 445; amendment to change name in Book 8181, Page 112, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Larry G. Bryson and wife, Toyomi Kihara, joint tenants with right of survivorship by Deed from David Webster and wife, Christine Webster, dated 02/27/2008 and filed for record on 03/03/2008 in Instrument 200803030020820, Register's Office for Davidson County, Tennessee.

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.

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

Charter of record in Book 7431, Page 204, 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 for Open Space 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 737 Jaywood Drive, Old Hickory, TN 37138-4248
(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 our hands this 10th day of April, 2013.

Larry G. Bryson by Toyomi Kihara his attorney in fact

Larry G. Bryson by Toyomi Kihara atty in fact

Toyomi Kihara

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Toyomi Kihara, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Notary Public
My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

State of Tennessee
County of Wilson

On this 10th day of April, 2013 before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Toyomi Kihara, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Larry G. Bryson, and is authorized by him, and does hereby acknowledge the execution of this instrument on his behalf, by virtue of an instrument of record in Instrument No. 20130415003 6890, Register's Office of Davidson County, Tennessee.

Notary Public
My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

File No.: 01288-14024
SMG TN Warranty Deed