BILL GARRETT, Davidson County
Trans:T20130033546 DEEDWARR
Recvd: 04/24/13 10:45 2 pgs
Fees:13.00 Taxes:74.00
20130424-0040626

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC
1720 West End Avenue
Nashville, Tennessee 37203
13-4644

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Monique Garrett P.O. Box 218115 Nashville, TN 37221	NEW OWNER	09204029000

THOMAS SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $20,000.00

Affiant

Subscribed and sworn to before me, this the 23rd day of April, 2013.

Notary Public

My Commission Expires: 12-03-13
(Affix Seal)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Gwendolyn F. Bryant, an unmarried individualwoman, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Monique Garrett, an unmarried woman ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee**, to wit:

Land in Davidson County, Tennessee, being the Southerly half of Lot No. 21 on the Plan of Holt's Addition to Nashville, of record in Book 21, Page 33, Register's Office for Davidson County, Tennessee.

Said Southerly half of Lot No. 21 fronts 25 feet on the Westerly side of Warren, formerly Holt Street, and runs back between parallel lines 136 feet, more or less, to an alley.

Being the same property conveyed by Final Order as recorded on the 20th day of July, 2010 in Instrument No. 20100720-0056556; Quitclaim Deed from James Black, an heir-at-law of Shirley Redus Black, a/k/a Shirley Ann Black, deceased to Gwendolyn F. Bryant as recorded on the 12th day of May, 2010 in Instrument No. 20100512-0036443; Final Decree Confirming Sale as recorded on the 19th day of February, 2009 in Instrument No. 20090219-0014213; Affidavit of Heirship as recorded on the 11th day of April, 2007 in Instrument No. 20070411-0043151; Quitclaim Deed from Shirley Redus Black, Administratrix of the Estate of Carter Redus, deceased to Shirley Redus Black as recorded on the 28th day of November, 1994 in Deed Book 9529, Page 635 and Deed from John Poynter and wife, Melisie Hall Poynter to Eula Poynter as recorded on the 18th day of September, 1937 in Deed Book 1031, Page 280, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to (1) Property taxes for the year 2013, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This is improved property located at: **911 Warren Street, Nashville, TN 37208**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantee that he/she is lawfully seized in fee simple of the aforedescribed Real Estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **23rd** day of **April, 2013.**

GRANTOR(S)

Gwendolyn F. Bryant

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Gwendolyn F. Bryant** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained as her free Act and Deed.

Witness my hand and official seal on this the **23rd** day of **April, 2013.**

Notary Public

My Commission Expires: 12-03-13

THOMAS SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY