WARRANTY DEED

G-VRES-13-7348

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $227,500.00

Affiant

Subscribed and sworn to before me, this 3rd DAY OF June, 2013.

Notary Public

MY COMMISSION EXPIRES: 1-9-16

(AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Susan Chittom	Synovus Mortgage Corporation	
5801 Labrador Lane (ADDRESS)	2204 Lakeshore Drive, Suite 325 (ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Birmingham, AL 35209 (CITY) (STATE) (ZIP)	181-11-B-66.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DAVID ANDREW BRYAN AND WIFE, CHRISTIN LILLIAN CHASSEREAU BRYAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SUSAN CHITTOM AND JAMES BRANDON CHITTOM, WIFE AND HUSBAND , hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 66, THE HILLS AT CONCORD PLACE, PHASE THREE (FORMERLY KNOWN AS CONCORD PLACE II, PHASE 2), AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20071120-0136051 AND DESCRIBED IN THIRD SUPPLEMENTAL DECLARATION TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AT INSTRUMENT NO. 20071226-0147287, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO DAVID ANDREW BRYAN AND WIFE, CHRISTIN LILLIAN CHASSEREAU BRYAN BY WARRANTY DEED FROM CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP, RECORDED ON THE 5TH DAY OF AUGUST, 2008 IN INSTRUMENT NO. 20080805-0080539, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS; ALL MATTER SET FORTH IN THE PLAN OF RECORD IN INSTRUMENT NO. 20071120-00136051; COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT NOS. 20050914-0110829, 20051027-0130022, 20060317-0030953, 20061228-0160254, 20071129-0138688, 20071226-0147287, 20080627-0066661, 20080714-0071815, 20090528-0048902, 20090528-0048903 AND 20090731-0071986; STORM WATER DETENTION AGREEMENT OF RECORD IN INSTRUMENT NO. 20050505-0050660; EASEMENTS OF RECORD IN BOOK 4424, PAGE 967, INSTRUMENT NO. 20050415-0042176 AND 20071023-0125249; MAINTENANCE AGREEMENT OF RECORD IN INSTRUMENT NO. 20070509-0055790 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 7348 Autumn Crossing Way, Brentwood, Tennessee 37207
(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 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 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:T20130046797 DEEDWARR
Recvd: 06/05/13 09:36 2 pgs
Fees:13.00 Taxes:841.75

20130605-0056821

Witness my/our hand(s) this 3rd day of June, 2013.

David Andrew Bryan

Christin Lillian Chassereau Bryan

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David Andrew Bryan and Christin Lillian Chassereau Bryan, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd day of June, 2013.

Notary Public

My Commission Expires:

(SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903