WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130074907 DEEDWARR
Recvd: 08/29/13 11:54 2 pgs
Fees:13.00 Taxes:1591.00
20130829-0091324

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF AUGUST, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/

(AFFIX SEAL)

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

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
Arthur D. Brannan	Avenue Bank	Map 131-4
(NAME)	(NAME)	
1119 Belvidere Drive	111 10th Avenue South, Suite 200	Parcel 105
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Nashville TN 37203	
(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, **BRADLEY C. WYATT AND WIFE, JANICE R. WYATT**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ARTHUR D. BRANNAN AND ANNA K. BRANNAN, 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 Lot No. 3 on the Plan of Block 17, College Park, of record in Plat Book 843, page 29, 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 Bradley C. Wyatt and wife, Janice R. Wyatt, by deed dated November 8, 2007 from Steven e. Thompson and wife, Mary Catherine Thompson, of record in Instrument No. 20071121-0136407, said Register's Office.

This conveyance is subject to (a) 2013 real property taxes; (b) all matters appearing on the plan of record in Book 843, page 29, said Register's Office; and (c) restrictive covenants of record in Book 844, page 442, Book 1003, page 232 and Book 1040, page 599, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1119 Belvidere Drive, Nashville, Tennessee 37204

(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.

Witness our hands this 23rd day of August, 2013.

Bradley C. Wyatt by

Bradley C. Wyatt
By Kevin D. Montgomery, Attorney in Fact

James R. Wyatt by

Janice R. Wyatt
By Kevin D. Montgomery, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF Davidson

On this 23rd day of August, 2013, before me personally appeared Kevin D. Montgomery, to me known to be the person who executed the foregoing instrument on behalf of Bradley C. Wyatt and Janice R. Wyatt and acknowledged that he executed the same as the free act and deed of Bradley C. Wyatt and Janice R. Wyatt.

Witness my hand and official seal at Nashville, Tennessee this 23rd day of August, 2013.

Commission expires:

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 20, 2014

Kathy Snider
Notary Public