THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31422-09-2013**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $439,000.00. Affiant Subscribed and sworn to before me this 1st day of October, 2013. Notary Public My Commission Expires:

KAREN FORD MARLIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

PREPARED BY: RETURN TO:
BANK: FBS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027

WARRANTY DEED

Address New Owner: Andrew Bryant, Ashley Bryant 6112 Melbourne Drive Nashville, TN 37215	**Send Tax Bills To:** First Community Mortgage 275 Robert Rose Dr. Murfreesboro, TN 37129	**Tax Information:** Map and Parcel No.: 158 030 05000

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Susan W. Cheshire, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Andrew W. Bryant and Ashley J. Bryant, husband and wife, as Joint Tenants with full rights of survivorship** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 6112 Melbourne Drive, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Otis B. Cheshire, Jr., spouse of Susan W. Cheshire, joins in the execution of this instrument to convey any of his marital interest in subject property.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 1st day of October, 2013.

Susan W. Cheshire
BY: George E. Mudter, Jr., Attorney-In-Fact

Otis B. Cheshire, Jr.
BY: George E. Mudter, Jr., Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, George E. Mudter, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said Susan W. Cheshire and Otis B. Cheshire, Jr. and is authorized by the said Susan W. Cheshire and Otis B. Cheshire, Jr. to execute this instrument on their behalf.

Witness my hand, at office, this 1st day of October, 2013.

Notary Public

My Commission Expires:

KAREN FORD MARLIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

BILL GARRETT, Davidson County
Trans:T20130087024 DEEDWARR
Recvd: 10/08/13 12:38 2 pgs
Fees:13.00 Taxes:1624.30
20131008-0105649

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 484 on the Plan of Hillsboro Park, Section VIII (erroneously referred to as Section VII in the previous two deeds of record), of record in Book 2663, page 96, Register's Office for Davidson County, Tennessee.

Said Lot No. 484 fronts 272 feet on the southerly side of Melbourne Drive, and runs back between lines 217.4 feet on the east line and 200 feet on the westerly line to a dead line in the rear on which it measures 179.1 feet.

Being the same property conveyed to Otis B. Cheshire, Jr. and wife, Susan W. Cheshire, by deed dated September 8, 1972, from Patricia S. Ottenville, a single person, of record in Book 4636, page 53, Register's Office for Davidson County, Tennessee. Otis B. Cheshire, Jr. conveyed his interest in subject property to Susan W. Cheshire by quitclaim deed dated October 15, 1996, of record in Book 10233, page 565, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. All matters appearing on the Plan of record as Book 2663, page 96, Register's Office for Davidson County, Tennessee.
2. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 7894, page 292, Register's Office for Davidson County, Tennessee.