BILL GARRETT, Davidson County
Trans:T20140004046 DEEDWARR
Recvd: 01/17/14 14:43 2 pgs
Fees:13.00 Taxes:666.00
20140117-0005013

Warranty Deed

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 3, 2017	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $180,000.00. Affiant Subscribed and sworn to before me, this the 15th day of January, 2014. Notary Public My commission expires: 7-3-17

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Hannah R. Dennison		
2217 Ravenwood Dr.	New Owner	07208023400
Nashville, TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CAROLYN P. BRYANT, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HANNAH R. DENNISON, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 194 on the Plan of Dalewood, Section III, of record in Plat Book 1835, Page 20, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 194 fronts 73 feet on the east side of Ravenwood Drive and runs back between lines, 178.8 feet on the north line and 182.7 feet on the south line, to a dead line in the rear on which it measures 73.3 feet.

Being the same property conveyed to C. E. Bryant and wife Wanda Mae Bryant by Deed from James W. Bolton and wife, Mary E. Bolton of record in Book 2902, Page 423, Register's Office Davidson County, Tennessee, dated April 22, 1959 and recorded April 24, 1959.

Being the same property divested from Wanda Mae Long Bryant and vested in the name of Crocket Eugene Bryant by Final Decree (Docket No. 35298) of record in Book 4914, Page 144, Register's Office Davidson County, Tennessee, dated October 04, 1960 and recorded March 19, 1975.

Being the same property conveyed to Crockett Eugene Bryant and wife, Carolyn P. Bryant by Deed from Wesley D. Turner, Trustee of record in Book 10666, page 941, Register's Office for Davidson County, Tennessee, dated October 31, 1997 and recorded on November 03, 1997.

Being the same property conveyed to Crockett Eugene Bryant and wife, Carolyn P. Bryant by Deed from Wesley D. Turner, Trustee of record in Book 10666, page 941, Register's Office for Davidson County, Tennessee, dated October 31, 1997 and recorded on November 03, 1997. Crockett Eugene Bryant having since died on September 22, 2011 leaving Carolyn P. Bryant aka Carolyn Perry Bryant as the surviving tenant by the entirety.

Agreement for Dedication of Easement Sanitary Sewers and/ or Storm Drainage of record in Book 4190, Page 969, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 2217 Ravenwood Dr., Nashville, TN 37216.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 15th day of January, 2014.

Carolyn P. Bryant

Carolyn P. Bryant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Carolyn P. Bryant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand ~~and seal~~ this 15th day of January, 2014.

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

Notary Public