WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/09/14 08:26 2 pgs
Fees:13.00 Taxes:562.40
20140409-0029441

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$152,000.00.**

Larry E. Douglas
Affiant

Subscribed and sworn to before me this 31st day of March, 2014

Notary Public
My Commission expires: 8/19/14
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Larry E. Douglas	Franklin American Mortgage	151-10-A-182CO
1804 Windsor Meadow Pass	501 Corporate Centre Drive, Suite 400	
Antioch, TN 37013	Franklin, TN 37067	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Lolita M. Bryant and husband, Clinton Bryant**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Larry E. Douglas, an unmarried man**, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 163 on the Plan of Phase 2, Villages of Long Hunter P.U.D.; as shown by plat appearing of record in Instrument Number 20020515-0059732, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Lolita Nwanko, unmarried, from Ole South Properties, Inc., by Warranty Deed on September 30, 2003, of record in Instrument Number 20031007-0148540, Register's Office for Davidson County, Tennessee. Further conveyed to Lolita M. Bryant, a married woman from Lolita M. Bryant formerly known as Lolita M. Nwankwo by QuitClaim Deed on April 6, 2011, of record in Instrument Number 20110414-0028754, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2014 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Instrument Number 20020515-0059732, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Number 20010531-0056382, as amended in Instrument Numbers 20031111-0164945 and 20041022-0127537, Register's Office for Davidson County, Tennessee.
- Dedication of Common area to Villages of Long Hunter's Homeowner's Association, Inc., of record in Instrument Number 20010531-0056383, Register's Office for Davidson County, Tennessee.
- Charter of Villages of Long Hunter's Homeowner's Association, Inc., of record in Instrument Number 20010531-0056381, Register's Office for Davidson County, Tennessee.
- Easements of record in Instrument Numbers 20021009-0123120; 20020718-0086411; 20020912-0111084; 20001030-0107415;20000906-0088272; 20000906-0088271; Book 115, page 302; Book 1101, Page 457; Book 8358, Page 94; Book 8197, Page 288; Book 2338, Page 466 and Book 9661, Page 919, Register's Office for Davidson County, Tennessee.
- Declaration of Taking of record in Book 4446, Page 423, Register's Office for Davidson County, Tennessee.
- Judgment of record in Book 4535, Page 351, for a 150 foot wide easement for the use of the Tennessee, Valley Authority, Register's Office for Davidson County, Tennessee.
- Subject to lien for special assessments as contained in the restriction; Subject to rights of others in and to the common areas and elements.
- Clinton Bryant, husband of Lolita Bryant, joins this conveyance to convey any and all interest he may have in said property, including but not limited to his marital interest.

This is improved property known as: **1804 Windsor Meadow's Pass, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 March 31, 2014.

Lolita M. Bryant

Clinton Bryant

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Lolita M. Bryant and Clinton Bryant** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this March 31, 2014

My commission expires 8/19/14

Notary Public

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE