WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140023990 DEEDWARR
Recvd: 04/09/14 12:53 2 pgs
Fees: 13.00 Taxes: 2904.50

20140409-0029663

JANE GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$785,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21st day of March, 2014.

Notary Public

MY COMMISSION EXPIRES: 8/16/14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 390 Mallory Station Road, Suite 107, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Laura Herzog	Republic Bank & Trust Co.	14504003300
(NAME)	(NAME)	
1107 Overton Lea Road	661 S. Hurstbourne Pkwy.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	Louisville, KY 40222	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **William H. Bryant and wife, Beverly S. Bryant**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **John Thomas Herzog and Laura Lefler Herzog, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or 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 Lealand Manor, Third Additions, a part of the Overton Lea Estate, described according to a survey by William A. Pitts, Surveyor, February 1, 1947, as follows: Beginning on the southerly margin of Overton Lea Road, at the northeast corner of the property conveyed to Walton S. Stamps and wife, by deed from F. H. McNeill, Jr., Executor and Trustee of record in Book 1912, page 28, Register's Office for said County, being the corner of Lot Nos. 2 and 3; thence with the line between said two lots, South 10 degrees 04 minutes West 468.4 feet to the margin of Ridgeview Drive; thence with the same, eastwardly 164.04 feet to the corner of Lot Nos. 3 and 4; thence with the line between said two lots, North 11 degrees, 51 minutes East 479.7 feet to the southerly margin of Overton Lea Road; thence with same, westwardly 180 feet to the beginning.

Being the same property conveyed to William H. Bryant and wife, Beverly S. Bryant by Warranty Deed from James W. Bilyeu and wife, Wadean Bilyeu, dated September 6, 2001 and filed in Instrument Number 20010910-0097587, Register's Office of Davidson County, Tennessee.

Subject to Restrictive Covenants of record in Book 1972, Page 216; Book 1081, page 643 and Book 3761, page 273 Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1107 Overton Lea Road, Nashville, TN 37220
(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/or 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/or 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 21st day of March, 2014.

William H. Bryant

Beverly S. Bryant

State of Tennessee
County of Williamson

Personally appeared before me William H. Bryant and Beverly S. Bryant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 21st day of March, 2014.

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public
My Commission Expires: May 14, 2015

~~RETURN TO:~~
~~Stewart Title Company Tennessee~~ Division
~~390 Mallory Station Road, Suite~~ 107
~~Franklin, TN 37067~~

After Recording Return To:
Limestone Title & Escrow, LLC
9505 Williamsburg Plaza, Suite 201
Louisville, KY 40222

This Instrument Prepared By:
Lee B. Harris
Lee B. Harris - Attorney at Law
Limestone Title and Escrow, LLC
320 Whittington Pkwy. #108
Louisville, KY 40222
(502) 632-2277