NEW OWNER:

Michael Jason Isbell
Amanda Shires
1608 Pakenhams Retreat
Hermitage, TN 37076

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 14-0270

Map 075 Group 11-0-A Parcel 061.00 CO

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20140026021 DEEDWARR
Recvd: 04/17/14 09:56 2 pgs
Fees:13.00 Taxes:795.50
20140417-0032151

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Fifteen Thousand and 00/100 Dollars ($215,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **PATRICIA E. BRYANT, unmarried,** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **MICHAEL JASON ISBELL and AMANDA SHIRES** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 32 on the plan of Heritage Meadows, Phase Two, as of record in Plat Book 9700, Page 525, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Patricia E. Bryant, an unmarried woman, by Warranty Deed from David Salam and wife Quincy Salam, dated August 21, 2009, and of record as Instrument No. 20090826-0080175, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 1608 Pakenhams Retreat, Hermitage, Tennessee 37076.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantees that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear

and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 14 day of **April, 2014**.

Patricia E. Bryant

PATRICIA E. BRYANT

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, PATRICIA E. BRYANT, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office 14 day of **April, 2014**.

JONATHAN M. [illegible] STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My commission expires: 3/28/2016

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The actual consideration or value, whichever is greater, for this transfer is $ **215,000.00** .

AFFIANT

Sworn to and subscribed to before me 14 day of **April, 2014**.

MARY P. NEWBERN STATE OF TENNESSEE NOTARY PUBLIC

NOTARY PUBLIC

My commission expires: Nov. 6, 2017

MARY P. NEWBERN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires NOV. 6, 2017