Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

(1)

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $324,900.00 Affiant Subscribed and sworn to before me, this 9th day of May, 2014 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES AUGUST 20, 2017

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel T. Bryant	Pinnacle Bank	172-14-0-A
(NAME)	(NAME)	(MAP)
1517 Braebury Circle	150 3rd Ave., South, Suite 900	088.00CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37211	Nashville, TN 37201	
(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 consideration, the receipt of which is hereby acknowledged, I/we, Michael Dale Jackson and wife Jennifer Eve Jackson, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Daniel T. Bryant and Rebecca Bryant, husband and wife, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 84 on the Plan of Section Two, Wexford Downs, of record in Plat Book 9700, Pages 593 and 594, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael Dale Jackson and wife, Jennifer Eve Jackson by Warranty Deed from Michael Keiser and wife, Barbara Keiser, of record in Instrument No. 20060711-0083053, Register's Office for Davidson County, Tennessee, dated June 29, 2006 and recorded on July 11, 2006. (Value of consideration shown in aforementioned deed $317,000.00.)

Being also known as 1517 Braebury Circle, Nashville, TN 37211.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 1517 Braebury Circle, Nashville, Tennessee 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and 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.

BILL GARRETT, Davidson County
Trans:T20140033433 DEEDWARR
Recvd: 05/14/14 09:58 2 pgs
Fees:13.00 Taxes:1202.13
20140514-0041257

Witness my/our hand(s) this 9th day of May, 2014.

Michael Dale Jackson

Jennifer Eve Jackson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Michael Dale Jackson; Jennifer Eve Jackson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 9th day of May, 2014.

Notary Public

My Commission Expires: 6/21/16

