WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140037593 DEEDWARR
Recvd: 05/29/14 15:10 2 pgs
Fees: 13.00 Taxes: 627.15
20140529-0046345

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,500.00

Joel W. Bryant
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23rd day of May, 2014

Laurie Mathews
Notary Public

MY COMMISSION EXPIRES: 3-25-18
(AFFIX SEAL)

LAURIE M. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 450 St. Andrews Drive, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sarah E. Bryant and Joel W. Bryant	Fifth Third Mortgage Company ISAOA	173-09-0A-314.00-CO
(NAME) 1016 Loxley Drive	(NAME) 5001 Kingsley Drive, MD: 1MOCBQ	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Cincinnati, OH, 45227	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Richard J. McNeil, Jr and Amy S. McNiel, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Sarah E. Bryant, an unmarried woman and Joel W. Bryant, a married man, as tenants in common with right of survivorship**, hereinafter called the Grantees, 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. 250 on the plan of Lenox Village, Phase Four, of record as Instrument No. 20040806-0094784, Register's Office of Davidson County, Tennessee.

BEING the same property conveyed to Richard J. McNeil, Jr., an unmarried man by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company and filed of record in Instrument No. 20050314-0027915, Register's Office for Davidson County, Tennessee. Richard J. McNeil, Jr. having since married to Amy S. McNeil.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1016 Loxley Drive, Nashville, TN 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, has 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.

Witness our hands this 23rd day of May, 2014

Richard J. McNeil, Jr

Amy S McNeil

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, Richard J. McNeil, Jr and Amy S McNeil, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 23rd day of May, 2014

LAURIE M. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My commission expires: 3-25-18

Return To:
Foundation Title & Escrow, LLC
2742 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122