BILL GARRETT, Davidson County
Trans:T20140052750 DEEDWARR
Recvd: 07/22/14 09:29 2 pgs
Fees:13.00 Taxes:288.60
20140722-0064891

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $78,000.00

Affiant

Subscribed and sworn to before me, this 18TH DAY OF JULY, 2014.

Notary Public

MY COMMISSION EXPIRES:
11-3-15 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John M. Carter, married	Same as new owner	02605011700
	(NAME)	
309 Hollywood Street		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Larry Bryant, married and Nancy Jane L. Bryant, unmarried , hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto John M. Carter, married, hereinafter called the Grantees, their heirs and assigns, that 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. 9 AND A PART OF LOTS NOS. 10 AND 11, OF BLOCK "J" ON THE MAP OF THE THIRD ADDITION TO ROSCOE SUBDIVISION, AS OF RECORD IN BOOK 843, PAGE 74, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:BEGINNING AT A POINT IN THE SOUTHERLY MARGIN OF HOLLYWOOD STREET AT THE COMMON CORNER OF LOTS NOS. 8 AND 9 OF SAID SUBDIVISION; THENCE IN A SOUTHERLY DIRECTION WITH THE LINE BETWEEN SAID LOTS 150 FEET TO A POINT; THENCE EASTWARDLY 64 FEET TO A POINT, BEING THE COMMON CORNER OF LOTS NO. 9, 11 AND 12 OF SAID SUBDIVISION; THENCE IN A NORTHERLY DIRECTION 150 FEET TO A POINT IN THE SOUTHERLY MARGIN OF HOLLYWOOD STREET; THENCE WITH THE MARGIN OF THE SAME, WESTWARDLY 64 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO LARRY BRYANT AND WIFE, NANCY JANE L. BRYANT BY DEED FROM THOMAS H. STUMP, JR., A SINGLE PERSON OF RECORD IN BOOK 5066, PAGE 411, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THE SAID LARRY BRYANT AND NANCY JANE L. BRYANT HAVING SINCE DIVORCED.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR(S).

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2014 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 309 Hollywood Street, Goodlettsville, TN 37072
(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 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.

Witness my/our hand(s) this 18th day of July, 2014.

WARRANTY DEED
(Continued)

Larry Bryant

Nancy Jane L. Bryant

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Larry Bryant, married and Nancy Jane L. Bryant, unmarried, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th day of July, 2014.

Notary Public

My Commission Expires: 3-27-18

MORGAN O'NEILL
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072