THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***68,000.00.

Affiant

BILL GARRETT, Davidson County
Trans:T20140053345 DEEDWARR
Recvd: 07/23/14 15:33 2 pgs
Fees:13.00 Taxes:251.60
20140723-0065570

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Subscribed and sworn to before me this 21 day of July, 2014.

Notary Public

My Commission Expires: 8.21.17

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Ryan Derek Arnett 106 Glenrose Avenue Nashville, Tennessee 37210	Ryan Derek Arnett 293 Vivelle Avenue Nashville, Tennessee 37210	MAP 119-01-0 PARCEL 026.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Sixty Eight Thousand and 00/100 Dollars ($***68,000.00) cash in hand paid, the receipt of which is hereby acknowledged, we, William Ellis Bryan and Katherine Bryan, husband and wife, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto Ryan Derek Arnett, married, (hereinafter called the "GRANTEE"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 4 on Lot No. 8 and Subdivision of Lot No. 12 and 13 in Section "A" and Subdivision of a 1.73 Acre Tract in Section "B" on the Plan of John Thoni Lands of record in Book 974, Page 17, 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 William Ellis Bryan and wife, Katherine Bryan, by Warranty Deed dated July 2, 2007, from Magdalena Samuchin, a married woman, of record as Instrument No. 20070706-0080895 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 106 Glenrose Avenue, Nashville, Tennessee 37210.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEE, his heirs and assigns, in fee simple, forever.

GRANTORS COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantee herein.

2. Matters, if any, shown on the Plan of John Thoni Lands of record in Book 974, page 17, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTORS have executed this instrument on this the 21 day of July, 2014.

William Ellis Bryan

Katherine Bryan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William Ellis Bryan and Katherine Bryan, the bargainors, 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 21 day of July, 2014.

Notary Public

My Commission Expires: 8.21.17

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY