BILL GARRETT, Davidson County
Trans:T20140061070 DEEDWARR
Recvd: 08/19/14 09:20 3 pgs
Fees:18.00 Taxes:555.00
20140819-0075010

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027

WARRANTY DEED

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00.

Emily Jones
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of August, 2014.

NOTARY PUBLIC

My commission expires: 3/24/17

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tori Bryant 1400 Woodchimes Court Hermitage, TN 37076	New Owner	086-07-0-200.00

FOR AND IN CONSIDERATION of the sum of One Hundred Fifty Thousand and 00/100 Dollars ($150,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MATTHEW DANSKIN, JOINED BY HIS WIFE, KRYSTLE DANSKIN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **TORI BRYANT**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 268, FINAL P.U.D. PLAN, PHASE V-B REVISED, JACKSON'S RETREAT, as shown on plat of record in Plat Book 6250, Page 905, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Matthew Danskin by Warranty Deed from Heather Fritz Aronin and husband Ivan Aronin, recorded on the 10th day of June, 2010 in Instrument No. 20100610-0045204, in the Register's Office of Davidson County, Tennessee.

The address of the herein described property is believed to be 1400 Woodchimes Court, Hermitage, TN 37076, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2014 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 11th day of August, 2014.

MATTHEW DANSKIN

STATE OF COLORADO
COUNTY OF Arapahoe

Matthew Dan

Personally appeared before me, a Notary Public, ~~Krystle~~ Danskin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 11th day of August, 2014.

Gail A. Edwards
Notary Public

My commission expires: May 16, 2015

Gail A. Edwards
Notary Public
State of Colorado

Krystle Danskin

KRYSTLE DANSKIN

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public, Krystle Danskin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 12th day of August, 2014.

Notary Public

My commission expires: _____

KAREN L. TRUSTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-23-2016