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

(1)

JAQUELINE GARCIA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY (Notary Stamp)	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $112,500.00 Affiant Subscribed and sworn to before me, this 25th day of August, 2014. Notary Public My commission expires: 3-6-18

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Reuben D. Bryant	**New Owner**	**Map/Parcel: 090-08-0-195.00**
714 Croley Drive		
Nashville, TN 37209		

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 ACKNOWLEDGE, I/WE,

Peggy D. Davis, Martha J. Winchester, Patricia A. Amonette, William D. Wilson, Heirs at law of Estate of Dorothy Mae Wilson.

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Reuben D. Bryant, unmarried man

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS, SUCCESSORS 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. 2 on the Plan of B. F. Cockrill Estates Resubdivision, of Lot No. 9, as of record in Book 4060, Page 147, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William T. Wilson et ux Estate of Dorothy Mae Wilson, by Warranty Deed, from James E. Edens and Cheryl A. Lankford Edens, dated April 16, 1976, of record in Book 5016, Page 279, Register's Office for Davidson County, Tennessee. William T. Wilson died April 20, 1979 and Dorothy M. Wilson died intestate on April 2, 2014. The Probate Estate of Dorothy M. Wilson of record in Probate Court for Davidson County, Tennessee, Case No. 14P-1284, names Peggy D. Davis, Martha J. Winchester, Patricia A. Amonette and William D. Wilson, as the heirs at law.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

And this conveyance is subject to all other easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as **714 Croley Drive, Nashville, TN 37209.**

BILL GARRETT, Davidson County
Trans:T20140063659 DEEDWARR
Recvd: 08/27/14 15:07 3 pgs
Fees:18.00 Taxes:415.25
20140827-0078345

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 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 except as 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 25th day of August, 2014.

Peggy D. Davis

Peggy D. Davis, Heir-at-law

Martha J. Winchester

Martha J. Winchester, Heir-at-law

Patricia A. Amonette

Patricia A. Amonette, Heir-at-law

William D. Wilson

William D. Wilson, Heir-at-law

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, **Peggy D. Davis**, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that she executed this instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of August, 2014.

A. Scott Hubbard

Notary Public

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1-24-17

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, **Martha J. Winchester**, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that she executed this instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of August, 2014.

A. Scott Hubbard

Notary Public

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1-24-17

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, **Patricia A. Amonette,** the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that she executed this instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of August, 2014.

A. Scott Hubbard
Notary Public

My Commission Expires: 1-24-17

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, **William D. Wilson,** the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he executed this instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of August, 2014.

A. Scott Hubbard
Notary Public

My Commission Expires: 1-24-17

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: **140376SH**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027