FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $67,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **August 26, 2014.** Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20140064695 DEEDWARR
Recvd: 09/02/14 09:39 2 pgs
Fees:13.00 Taxes:247.90
20140902-0079510

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC

DAVID P. WEBBER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 9-29-2014

2508 North Mt. Juliet Road, Mt. Juliet, TN 37122
File **#14-0397**

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry N. Bryan	**SAME AS NEW OWNER**	**075080A10700CO**
(NAME) **207 Brooke Castle Drive**	(NAME)	
(ADDRESS) **Hermitage,TN 37076**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Jacob P. Bell, (formerly unmarried),** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Larry N. Bryan and Kristi L. Bryan, husband and wife, and Jeffrey N. Bryan,,** 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:

Unit No. 207 in a Horizontal Property Regime of Brooke Castle Condominiums of record in Plat Book 6250, page 627, and as amended by Instrument of record in Book 6727, page 762, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a more complete description.

Being the same property conveyed to Jacob P. Bell, unmarried, by Quitclaim Deed from Don Bass Family Partnership, LP, filed on July 25, 2013 at Instrument Number 20120725-0065436; and further by Quitclaim Deed to Don Bass Family Partnership, LP from E.W. Wilkerson and Harry D. Bass, filed on December 18, 2003 at Instrument Number 20031218-0180241; and by Warranty Deed to E.W. Wilkerson and Harry D. Bass from Brookcastle, L.L.C. filed February 22, 1999 at Book 11350, page 19, Register's Office for Davidson County, Tennessee. Jacob P. Bell having since married.

Talon Bell, spouse of Jacob P. Bell, joins in the execution of this instrument for the purpose of conveying any rights, marital or otherwise, she may have to the property listed above.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **207 Brooke Castle Drive, Hermitage, TN 37076**
(House Number) (Street) (City, State) (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.

IN WITNESS WHEREOF, this instrument has been executed on this the **26th** day of **August, 2014.**

Jacob P. Bell

Talon Bell

STATE OF **TENNESSEE**
COUNTY OF **Wilson**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Jacob P. Bell and Talon Bell**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **26th** day of **August, 2014.**

NOTARY PUBLIC

My Commission Expires: 2/6/14

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY