BILL GARRETT, Davidson County
Trans:T20140069848 DEEDWARR
Recvd: 09/18/14 09:47 2 pgs
Fees:13.00 Taxes:440.30

20140918-0085626

WARRANTY DEED

2014-61

STATE OF Tennessee

COUNTY OF Hickman

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,000.00.

Michelle Nichols
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 15th day of September, 2014.

Destiny S. Holmes
Notary Public

(Affix Seal)

My Commission Expires: 6-28-15

DESTINY S HOLMES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
725 Cool Springs Boulevard, Suite 201
Franklin, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#
Michelle Nichols	SAME	150.06-0-085.00
2977 Brantley Drive		
Antioch, TN 37013		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Randall Wayne Bryant,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Michelle Nichols**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson COUNTY, STATE OF TENNESSEE, described as follows, to wit:

The land with all the buildings and improvements thereon, situated at 2977 Brantley Drive, Town of Antioch, 37013, Davidson County, State of Tennessee, said premises being further described as follows:

BEING Lot No. 85 on the Plan of the Resubdivision of Reserve Parcel 34, Percy Priest Meadows, Section 1, as of record in Plat Book 4885, page 1, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Randall Wayne Bryant from Woody Joe Hooper and wife, Nancy Tate Hooper by Warranty Deed dated 08/26/1986 and recorded 09/11/1986 in Book 6976, page 158, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 2977 Brantley Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 15th day of September, 2014.

Randall Wayne Bryant

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, April G. Nichols, a Notary Public in and for said County and State, the within named Randall Wayne Bryant, the bargainor(s), 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 official seal at Williamson, Tennessee, this 15th day of September, 2014.

Notary Public
My Commission Expires: 6-28-15

