Prepared By & Return To:
Clarity Title, LLC
100 Hazel Path Suite C
Hendersonville, T N 37075
14-8020A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 105.000
0

Donald B. Bryant
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29TH DAY OF August 2014.

Notary Public

Commission Expiration: My Commission Expires March 20, 2018

JAKE CRUM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

BILL GARRETT, Davidson County
Trans:T20140070185 DEEDWARR
Recvd:09/19/14 09:10 2 pgs
Fees:13.00 Taxes:388.50
20140919-0086043

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Erica Kesse	First Liberty Financial	
221 Haynes Park Drive	9520 Ormsby Station Road #20	05816006100
Nashville, TN 37218	Louisville, KY 40223	

WARRANTY DEED

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 ACKNOWLEDGED, WE,

Donald B. Bryant, Sr. and wife, Dorothy E. Bryant

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Erica Kesse, a single woman

HEREINAFTER CALLED THE GRANTEE, HER HEIRS 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. 61 on the Plan of Haynes Park Subdivision, Section 3, as of record in book 4460, page 185, Register's Office for Davidson County, Tennessee.

Said Lot No. 61 fronts 69 feet on the westerly side of Haynes Park Drive and runs back between lines 170 feet on the southerly side and 183.33 feet on the northerly side to a line at the rear, on which it measures 70.28 feet thereon.

Being the same property conveyed to Donald Bryant and wife, Dorothy E. Bryant, on 03/25/1977 by deed from Cornelius V. Jolley, III, filed for record on 03/25/1977 in Book 5127, page 956, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Donald B. Bryant, Jr. on 08/09/2013 by deed from Donald Bryant, Sr. and wife, Dorothy E. Bryant, filed for record on 08/26/2013 in Instrument No. 20130826-0089945, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Donald B. Bryant, Sr. and wife, Dorothy E. Bryant on 03/29/2014 by deed from Donald B. Bryant, Jr., filed for record on 04/04/2014 in Instrument No. 20140404-0028357, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 221 Haynes Park Drive., Nashville, TN 37218

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, her heirs and assigns forever; and we 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 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, her 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 hand this 29 day of August, 2014.

Donald B. Bryant

Donald B. Bryant

Dorothy E. Bryant

Dorothy E. Bryant

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Donald B. Bryant and Dorothy E. Bryant**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 29th day of August, 2014.

Notary Public

Commission Expiration: My Commission Expires March 20, 2018

JAKE CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY