RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-140900272

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140076772 DEEDWARR
Recvd: 10/10/14 10:46 2 pgs
Fees:13.00 Taxes:212.75
20141010-0094123

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$57,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
8th dayof OCTOBER, 2014

Notary Public

MY COMMISSION EXPIRES:

GAIL C. VINCENT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR 6 2018

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
P. MARSHALL BRYAN 1109 CLAYTON AVE. NASHVILLE, TN 37204	SAME	105-16-0-277.00

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,

ERNEST H. DAVIS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

P. MARSHALL 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:

LAND in Davidson County, Tennessee, being Lot No. 5 on the Plan of Corinne Place, Resubdivision, as of record in Book 3700, Page 43, Register's Office for said County.

Said Lot No. 5 fronts 49.30 feet on the northeasterly side of Seminole Avenue and extends back 176.26 feet on the southeasterly line and 108 feet on the northerly line to a dead line, measuring 84.24 feet thereon.

BEING the same property conveyed to Ernest H. Davis and wife, Mildred A. Davis, by Warranty Deed from Mary Greer, Conservator for Ella Thomas, dated 10/10/89 and recorded 10/11/89 in Book 7958, Page 749, in the Register's Office of Davidson County, Tennessee. The said Mildred A. Davis, having since died on or about September 26, 2014, leaving said property vested solely in Ernest H. Davis.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **1908 SEMINOLE AVENUE, NASHVILLE, TN 37211**
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.

Witness our hands this 8th dayof OCTOBER, 2014.

ERNEST H. DAVIS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ERNEST H. DAVIS the bargainor(s) 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 8th dayof OCTOBER, 2014.

Commission Expires:_____

Gail L. Vincent
Notary Public

