WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$699,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF SEPTEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 6-28-2017
(AFFIX SEAL)

CATHEY SIMONS STATE OF TENNESSEE NOTARY PUBLIC COFFEE COUNTY

BILL GARRETT, Davidson County
Trans:T20140076920 DEEDWARR
Recvd: 10/10/14 14:47 2 pgs
Fees:13.00 Taxes:2586.30
20141010-0094307

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2525 21st Avenue South, 2nd Floor
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard F. Bryan	-New Owner-	**Map 117-13-B**
(NAME) **300 St. James Park**	(NAME)	**Parcel 100.00 CO**
(ADDRESS) **Nashville, TN 37215**	(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, **SAMUEL J. FAUST, MARRIED** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RICHARD F. BRYAN, AN UNMARRIED MAN** 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. 300 on the Plan of Phase One of Abbottsford, a Planned Unit Development of record in Plat Bok 6250, pages 419 – 421, amended in Book 6771, page 683, corrected in Book 6800, page 154, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Samuel J. Faust, unmarried by Warranty Deed from William E. Powell, Sr., filed for record on March 1, 1988 in Book 7480, page 547, Register's Office for Davidson County, Tennessee.

Laura Faust joins in executing this Warranty Deed to convey any and all marital rights she may have in subject property.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2014 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 6250, page 419, amended in Book 6771, page 683 and in Book 6800, page 164,, said Register's Office; (c) Restrictive covenants contained in Book 6537, page 303, amended in Book 8606 page 1, Book 8627, page 254, Book 9381, page 876, Book 10458, page 810, Instrument No. 20010330-0030930, Instrument No. 20010502-0045152, re-recorded as Instrument No. 20010514-0049648, amended as Instrument No. 20131218-0127945, and Instrument No. 20131218-0127946, said Register's Office; (d) Charter of record in Book 6548, page 213, said Register's Office; and (e) By-Laws, of record in Book 8627, page 254, amended in Book 9381, page 876 and as Instrument No. 20131218-0127949, said Register's Office.

unimproved ☐

This is improved ☒ property, known as **300 St. James Park, Nashville, TN 37215**
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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.

Witness my hand this 26th day of September, 2014.

Samuel J. Faust

Laura Faust

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, **Samuel J. Faust and Laura Faust,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 26th day of September, 2014.

Commission expires:



Notary Public