WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140082125 DEEDWARR
Recvd: 10/31/14 10:18 2 pgs
Fees:13.00 Taxes:221.26
20141031-0100471

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $59,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27th day of October, 2014.

Notary Public

MY COMMISSION EXPIRES: 9.18.17
(AFFIX SEAL)

CHRISTINE LIND
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Disney	James Disney	02601015300
(NAME)	(NAME)	
141 &143 Two Mile Pike	102 Sampson Park Circle	
(ADDRESS)	(ADDRESS)	
Goodlettsville, Tennessee 37072	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20141815

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, William L. Bryant and Kim K. Bryant,** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **James Disney**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Tract I:

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 7 in Block "G" (erroneously omitted from prior deeds) on the Map of Roscoe Place, as of record in Book 843, page 72, Register's office for Davidson County, Tennessee, to which record reference is incorporated herein and hereby made for a more particular description thereof.

Tract II:

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 8 in Block "G" (erroneously omitted from prior deeds) on the Map of Roscoe Place, as of record in Book 843, page 72, Register's office for Davidson County, Tennessee, to which record reference is incorporated herein and hereby made for a more particular description thereof.

Being the same property conveyed to William L. Bryant and wife, Kim K. Bryant by Special Warranty Deed from Wilson Bank and Trust, dated April 10, 2009, of record in Instrument 20090414-0033484, Register's Office for Davidson County, Tennessee.

unimproved ☒

This is improved ☐ property, known as 141 &143 Two Mile Pike, Goodlettsville, TN 37072
(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 GRANTEE, his/her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 27th day of October, 2014.

William L. Bryant

Kim K. Bryant

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within William L. Bryant and Kim K. Bryant, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that William L. Bryant and Kim K. Bryant executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of October, 2014.

Commission expires:

CHRISTINE L. LIND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

Notary Public

My Commission Expires [redacted]
9.18.17

PLEASE RETURN TO:
WARRANTY TITLE INS CO.
165 INDIAN LAKE BLVD STE 108
HENDERSONVILLE, TN 37075