BILL GARRETT, Davidson County
Trans:T20150001216 DEEDWARR
Recvd: 01/06/15 15:52 2 pgs
Fees:13.00 Taxes:111.00
20150106-0001493

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
14-0537HV

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,000.00.

Affiant

KIM GILLESPIE NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of December, 2014.

Notary Public
Commission Expires: 10-18-16

Address of New Owner	Send Tax Bills To:	Map & Parcel
Phillip C. Denning 8814 Old Charlotte Pike Pegram, TN 37143	OWNER	112-00-0-011.00

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, I/WE,

Mary Jo Bryant, married

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

Phillip C. Denning, married

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 the 9th Civil District of Davidson County, Tennessee, being Tract No. 10 of Travis & Lewis Land Company's Subdivision of Small Farms, not of record, and being more particularly described according to a survey by John M. Sullivan, Engineer, dated May 11, 1957, as follows:

BEGINNING at an iron pin in the northerly margin of Manning Hollow Road at the southeasterly corner of the D.L. Smith Property, as of record in Book 2296, page 269, Register's Office for said County, fence line; thence with said line and along said fence, North 4° 02' East 463 feet to an iron pin, the northwesterly corner of subject property; thence South 88° 20' East 291.4 feet to an iron pin, the northeast corner of the subject property and the northwest corner of the property this date conveyed James Smiley and wife, Lillian Smiley, by deed from Travis & Lewis Land Company; thence South 619.9 feet to an iron pin in the northerly margin of Manning Hollow Road 304.2 feet to the point of beginning.

BEING the same property conveyed to Josie E. Harvill, for life, with remainder to Mary Jo Bryant and husband, Norris Bryant by Warranty Deed from Terry L. Canady, unmarried, dated 2/4/86 and recorded 2/5/86 in Book 6777, Page 498, Register's Office for Davidson County, Tennessee. Josie E. Harvill having since died July 27, 1998. Norris Bryant having since died October 29, 2006.

Subject property is not the principal residence of the grantor, nor the grantor's spouse.

Being conveyed with subject property a permanently affixed unidentifiable mobile home.

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.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4055 Manning Hollow Road, Pegram, TN 37143.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 30th day of December, 2014.

Mary Jo Bryant

Mary Jo Bryant

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Mary Jo 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 Brentwood, Tennessee this 30th day of December, 2014.

Kim Gillespie

Notary Public
My Commission Expires: 10-18-16

(Notary Seal)

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY