WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 142,000.00

Patricia M. Wood
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26th day of February, 2015

Notary Public

MY COMMISSION EXPIRES: 7-2-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Michael Morton	Michael Morton	Parcel ID:
820 Dresden Court	820 Dresden Ct.	15003039800
Antioch, TN 37013	Antioch, TN 37013	

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

Bill C. Bryan, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Michael Morton , unmarried
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. 352 on the Plan of The Country, Section Eight, 2nd Revision, of record in Plat Book 6250, Page 912 and 913, Register's Office for said County, to which reference is made for a more complete description.

BEING the same property conveyed to Bill C. Bryan and wife, Catherine E. Bryan by deed from Jeffrey D. Poloway, of record in Book 8734, Page 650, dated September 14, 1992, Register's Office for said County. The said Catherine E. Bryan died May 29, 2012.

This conveyance is subject to Restrictive Covenants of record in Book 6764, Page 735, Register's Office for said County.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6250, Page 912 and 913, said Register's Office.

Power of Attorney of record in Instrument 20150227-0017034, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 820 Dresden Court, Antioch, TN 37013

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 February, 2015.

Bill C. Bryan by Patricia M. Wood, atty in Fact
Bill C. Bryan by Patricia M. Wood, Attorney in Fact

BILL GARRETT, Davidson County
Trans: T20150014443 DEEDWARR
Recvd: 02/27/15 11:17 2 pgs
Fees: 13.00 Taxes: 525.40
20150227-0017035

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, Patricia M. Wood, 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 on behalf of Bill C. Bryan as his/her/their Attorney in Fact as the free act and deed of the within named Bill C. Bryan.

Witness my hand and official seal at Nashville, Tennessee the 26th day of February, 2015.

My Commission Expires: 7.2.18

Notary Public

