BILL GARRETT, Davidson County
Trans:T20150020049 DEEDWARR
Recvd: 03/19/15 10:28 2 pgs
Fees:13.00 Taxes:333.00
20150319-0023678

THIS INSTRUMENT PREPARED BY:
Webb Sanders PLLC
2784 Highway 31W
White House, TN 37188

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Gary Bryant 481 John Wright Road Mt. Juliet, TN 37122	New Owner	044-15-0 164.00

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged **Gloria Marchetti McAlister, Derina Lassiter, Debby Norman and Michael McAlister** (the "Grantor") have bargained and sold, and hereby transfer and conveys, to **Gary Bryant, married**, his heirs and assigns (the "Grantee"), certain real property in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 250, SECTION A, VILLAGE OF OLD HICKORY, as shown on plat of record in Plat Book 1424, Page 68, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Allison P. McAlister and wife, Bessie McAlister by Warranty Deed from G. C. Conner and wife, Elizabeth Conner, recorded on the 30th day of October, 1967 in Deed Book 4185, Page 197, in the Register's Office of Davidson County, Tennessee. The said Allison P. McAlister died intestate October 30, 1968. The said Bessie McAlister died testate July 12, 1990 leaving property to Joe McAlister pursuant to Last Will and Testament of Bessie Crockett McAlister, of record as Docket 95822, Probate Court, Davidson County, Tennessee. The said Joe McAlister died intestate September 9, 2001 leaving the heirs at law, Gloria Marchetti McAlister, Derina Lassiter, Debby Norman and Michael McAlister as evidenced by Affidavits of Heirship, of record in Instrument No. 20150319-0023676 and Instrument No. 20150319-0023677, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, forever.

This is improved property known as 808 Cleves Street, Old Hickory, TN 37138.

Said property is conveyed subject to the following exceptions:

Davidson County Taxes for the year 2015 and subsequent years, not yet due and payable.

All matters shown on plat of record in Plat Book 1424, Page 68, said Register's Office.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said property in fee simple, has good right to convey it and that it is unencumbered. Grantor further covenants and binds itself and its heirs and assigns to warrant and defend to Grantee forever the title to said property against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed this 7th day of March, 2015.

Gloria Marchetti McAlister

Derina Lassiter

Debby Norman

Michael McAlister

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $90,000.00.

Affiant

Sworn to and subscribed before me this 7th day of March, 2015.

Notary Public

My Commission Expires:

6/19/18

VALERIE MICHELLE WEBB
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Gloria Marchetti McAlister, Derina Lassiter, Debby Norman and Michael McAlister with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand this 7th day of March, 2015.

Notary Public

My Commission Expires: 6/19/18

VALERIE MICHELLE WEBB
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY