WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150030772 DEEDWARR
Recvd: 04/23/15 10:22 2 pgs
Fees:13.00 Taxes:333.00
20150423-0036384

MELISSA D. ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

William Lary Bryant
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of April, 2015.

Melissa D. Rogers
Notary Public

MY COMMISSION EXPIRES: 4/19/17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, 165 Indian Lake Blvd., Suite 106
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
William L. Bryant and Kim K. Bryant, husband and wife	William L. Bryant and Kim K. Bryant, husband and wife	92-3-168
(NAME)	(NAME)	
2209 Albion Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20150694

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, I, Alvaro Garduno and wife, Lakisha Garduno , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto William L. Bryant and Kim K. Bryant, husband and wife, 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. 7 in Plan No. 3 Harding Lytle Tract, of record in Book 547, page 72, Register's Office for Davidson County, Tennessee.

Said Lot No. 7 fronts 50 feet on the south side of Albion Street and runs back south between parallel lines 150 feet to an alley and fronts 50 feet on the side alley.

Being the same property conveyed to Alvaro Garduno and wife, Lakisha Garduno by deed from Kyle G. Thompson, dated December 5, 2006, of record in Instrument No. 20061219-0156087, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 2209 Albion Street, Nashville, TN 37208
(House No.) (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 I do covenant with the said GRANTEES 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 GRANTEES, their 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 20th day of April, 2015.

Alvaro Garduno

Lakisha Garduno

STATE OF California)
County OF Alameda)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Alvaro Garduno and wife, Lakisha Garduno, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th of April, 2015.

Notary Public
My Commission Expires: 10/13/2017

VERN SAEFONG
Commission # 2045245
Notary Public - California
Alameda County
My Comm. Expires Oct 13, 2017