WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of May, 2015.

Notary Public

MY COMMISSION EXPIRES: October 18, 2019

(AFFIX SEAL)

CHRISTOPHER R. JACKSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William H. Bryant	FirstBank	131060B02800CO
(NAME)	(NAME)	
41 Belcaro Circle	318 Seaboard Ln, Ste 205	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Janice C. Fetner, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **William H. Bryant and Beverly S. Bryant, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land located in Davidson County, State of Tennessee, described as follows, to-wit: Being Lot No. 28 as shown on the Plan of Burton Hills Village of Foxview - Tract 5, as shown on the plat of record in Plat Book 6250, Page 564, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Janice C. Fetner by Warranty Deed dated June 23, 2004, from William M. Kottas, being one and the same as William H. Kottas, of record in Instrument 20040624-0075212, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) All matters as set forth per Book 6250, Page 284, Book 6250, Page 564, Book 6626, Page 937, (2) Declaration of Restrictions of record in Book 6326, Page 588, (3) Declaration of Covenants, Conditions and Restrictions Burton Hills of record in Book 6517, Page 522, as amended in Book 6691, Page 593, Book 6778, Page 532, Book 6778, Page 536, Book 6911, Page 120, Book 7046, Page 520, Book 7076, Page 691, and in Book 7146, Page 188, (4) Declaration of Covenants, Conditions and Restrictions Burton Hills Village of Foxview of record in Book 6625, Page 171, as amended in Book 6917, Page 718, (5) Easement of record in Book 3702, Page 250, (6) Deed of Conveyance Easement of record in Book 7275, Page 826, (7) Agreement of record in Book 6470, Page 383, (8) Charter of Burton Hills Homeowners Association, Inc. of record in Book 6517, Page 505, (9) Charter of Burton Hills Recreational Association, Inc. of record in Book 6517, Page 511, amended in Book 6921, Page 214 and in Book 6921, Page 216, said Register's Office., (10) Charter of Burton Hills Village of Foxview Association, Inc. of record in Book 6517, Page 517, and (11) Agreement of record in Book 6655, Page 47, (12) Quitclaim Deed of record in Book 6917, Page 710, said Register's Office.

Davidson County DEEDWARR
Recvd: 05/20/15 09:38 3 pgs
Fees:18.00 Taxes:1258.00
20150520-0046411

File No.: 01291-11966
SMG TN Warranty Deed

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 41 Belcaro Circle, Nashville, TN 37215
(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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 15th day of May, 2015.

Janice C. Fetner

Janice C. Fetner

State of Tennessee
County of Williamson

Personally appeared before me Janice C. Fetner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of May, 2015.

Notary Public
My Commission Expires: March 18, 2019

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

JILL L. SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY (SEAL)

Jill L. Swicegood
Notary Public

My Commission Expires: 9/10/18