Davidson County DEEDWARR
Recvd: 07/20/15 16:12 3 pgs
Fees:18.00 Taxes:2590.00
20150720-0071003

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 15074708** ELIZABETH J. BARNES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $700,000.00. Affiant Subscribed and sworn to before me, this 17th day of July, 2015. Notary Public My Commission Expires: 1-26-19

WARRANTY DEED

Address New Owner: Cynthia A. Gale and Tonya M. Bryson 7301 Old Harding Pike Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 14210003100

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Morris E. Hannah, Jr. and wife, Virginia B. Hannah, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Cynthia A. Gale, unmarried and Tonya M. Bryson, unmarried**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

LAND in the 9th, formerly the 14th, Civil District of Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a point in the center line of Old Harding Road, formerly the Richland Turnpike, the said spike being at the mutual corner between Herrin and Bradfords, and the northwest corner of a 7 acre tract conveyed by Virginia, John and A.D. Bradfords and other to T. L. Herrin, and running South 67 degrees East 423 feet, more or less, to a stake in the said Herrin and Bradfords line; thence South 48 degrees West 128 feet, more or less, to a stake, thence North 67 degrees West 427 feet, more or less, to a point in the center line of Old Harding Road; formerly Richland Turnpike; thence North 45 degrees East, with the said center line of said road 136 feet, more or less, to the point of BEGINNING, and described according to a survey by John Kohl & Company, Surveyor, dated 5/4/87.

Being the same property conveyed to Morris E. Hannah, Jr., and Wife, Virginia B. Hannah, by Warranty Deed from Linda Crane Westbrook, Now Being Linda Crane, of record in Instrument Number 20020107-0002337, Register's Office for Davidson County, Tennessee, dated December 28, 2001, and recorded on January 7, 2002.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2015 a lien, not yet due and payable.

Charter of record in Instrument Number 20020110-0003843, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 7301 Old Harding Pike Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of July, 2015.

Morris E. Hannah, Jr. Virginia B. Hannah

Morris E. Hannah, Jr.

Virginia B. Hannah

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

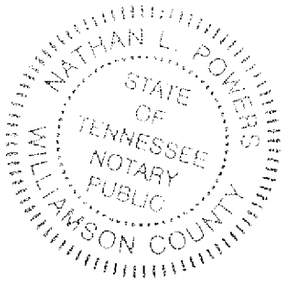
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Morris E. Hannah, Jr. and Virginia B. Hannah, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of July, 2015.

Nathan L. Powers

Notary Public

My Commission Expires: 02/26/17



COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

