BILL GARRETT, Davidson County
Trans:T20150064491 DEEDWARR
Recvd: 08/04/15 15:13 2 pgs
Fees:13.00 Taxes:976.43
20150804-0077418

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
15-1011

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $263,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th day of July, 2015

Notary Public
Commission Expires: 1/18/16

JOSHUA A. TERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-18-2016

Address of New Owner	Send Tax Bills To:	Map & Parcel
David D. Frey 5405 Barton Vale Drive Nashville, TN 37211	Gardner Financial Services LTD d/b/a Legacy Mutual Mortgage 3503 Paesanos Parkway San Antonio, TX 78231	161140C02000 CO

WARRANTY DEED

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, I/WE,

Adam C. Bryson and Sara A. Bryson husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

David D. Frey, single man

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 20, BARTON VALE, as shown on plat of record in Plat Book 7900, Page 639, 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 Adam C. Bryson and Sara A. Bryson, husband and wife by Warranty Deed from Brandon S. Thomas and wife, Sheryl L. Thomas., dated 07-13-2013 and recorded 07-23-2013 in Instrument No. 20130723-0076033, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5405 Barton Vale Drive, Nashville, TN 37211.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 28th day of July, 2015.

Adam C. Bryson

Sara A. Bryson by Adam C. Bryson, Attorney in Fact

Sara A. Bryson
By: Adam C. Bryson, Attorney in Fac

STATE OF TENNESSEE
COUNTY OF Williamson

On this the 28th day of July, 2015, before me personally appeared Adam C. Bryson to me known to be the person who executed the foregoing instrument on behalf of Sara A. Bryson, as Attorney in Fact, and who acknowledged that she executed the same as their free act and deed of said Sara A. Bryson.

Witness my hand and official seal at Brentwood, Tennessee, this 28th day of July, 2015

Notary Public

Commission Expires:
1/18/16

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-18-2016