WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150076178 DEEDWARR
Recvd: 09/08/15 11:34 2 pgs
Fees:13.00 Taxes:888.00
20150908-0091008

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of September, 2015

Notary Public

MY COMMISSION EXPIRES: 3-20-18
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Aaron Price, a single man	F+M Bank	83-12-64
(NAME)	(NAME)	
2517 Barclay Drive	100 Bluegrass Commons #100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Hendersonville TN 37075	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20151758

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/we, Robert L. Bryant and wife, Linda W. Bryant , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Aaron Price, a 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 No. 30 on the Plan of Eastland Acres, Section I, as of record in Book 2133, page 103, Register's Office for Davidson County, Tennessee.

Said Lot No. 30 fronts 77 feet on the northeasterly side of Barclay Drive and runs back 268.7 feet on the northwesterly line and 257 feet on the southeasterly line to a dead line in the rear, measuring 109.8 feet thereon.

Being the same property conveyed to Robert L. Bryant and wife, Linda W. Bryant by deed from Robert Stacy Bryant, dated January 17, 2006, of record in Instrument No. 20060717-0085790, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 2517 Barclay Drive, Nashville, TN 37206
(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/we do covenant with the said GRANTEES that I/we am/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 I/we 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 this 4th day of September, 2015

Robert L. Bryant

Linda W. Bryant

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Robert L. Bryant and wife, Linda W. Bryant, 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 4th of September, 2015.

Notary Public
My Commission Expires: 4/19/17

