WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150078976 DEEDWARR
Recvd: 09/17/15 09:32 2 pgs
Fees:13.00 Taxes:314.50
20150917-0094275

P-VRES-15-2300

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF JULY, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Pamela Shulman	New Owner	
(NAME)	(NAME)	**09203009900**
2300 Alameda St		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **TREY G. BRYANT, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **PAMELA MARKS SHULMAN,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being a part of Lot No. 4 in Hambrick's Subdivision, not of record, of part of E. Harding's Dower Tract, as of record in Book 1, Page 140, Chancery Court, Davidson County, Tennessee, described according to a survey made by Harvey Gee, dated January 18, 1951, as follows:

Beginning at a point in the westerly margin of the Tennessee Central Railway right-of-way at its intersection with the northerly margin of Alameda Street; thence with the northerly margin of Alameda Street, South 76 deg. 11 min. West 73.1 feet to a point in the northerly margin of said Street; thence North 13 deg. 49 min. West 140.5 feet with the line between lots 3 and 4 to a point in the Tennessee Central Railway right-of-way; thence South 41 deg. 18 min. East 158.4 feet with the westerly margin of the Tennessee Central Railway right-of-way to the point of beginning. Said Lot is a triangular tract fronting 73.1 feet on the northerly side of Alameda Street and running back 140.5 feet on the westerly side and 158.4 feet on the easterly side to the rear point of said triangle.

Being the same property conveyed to Alfred Locke and wife, Ruth B. Locke by Warranty Deed from Mallernee Realty Company, Inc., of record in Book 2273, Page 55, Register's Office for Davidson County, Tennessee, dated March 29, 1954 and recorded on March 30, 1954.
The said Alfred Locke having since died on July 28, 1995 leaving Ruth B. Locke as surviving tenant by the entirety. The said Ruth B. Locke having since died on August 3, 2014 bequeathing property to Trey G. Bryant by Last Will and Testament filed for record on July 16, 2015, as shown of record (Docket No. 15P-1139) in the Probate Court for Davidson County, Tennessee.

This conveyance is subject to:
- All matters shown on Plan of record in Book 1, Page 140, Chancery Court for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2300 Alameda St, Nashville, Tennessee 37208**.

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 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 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/our hand(s) this the 22nd DAY OF JULY, 2015.

Trey G. Bryant

STATE OF Florida
COUNTY OF St Johns

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TREY G. 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 she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd of July, 2015.

Notary Public
My Commission Expires: January 22, 2018
(SEAL)

JUANA ROMAN
Commission # FF 084941
Expires January 22, 2018
Bonded Thru Troy Fain Insurance 800-385-7019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212