BILL GARRETT, Davidson County
Trans:T20150079153 DEEDWARR
Recvd: 09/17/15 12:32 2 pgs
Fees:13.00 Taxes:721.50

20150917-0094484

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $195,000.00.

Donna J Kimble
Affiant

Subscribed and sworn to before me, this 16th day of September, 2015.

Notary Public

My commission expires: 1-8-19

J CARLA IKARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

(Notary Stamp)

THIS INSTRUMENT PREPARED BY
Keith H. Solomon, Esquire
Solomon | Parks Title & Escrow, LLC
4025 Hillsboro Road # 601
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Donna J Kimble	**Donna J Kimble**	**Map\Parcel: 044-15-0-164.00**
808 Cleves Street	**808 Cleves Street**	
Old Hickory, TN 371383105	**Old Hickory, TN 371383105**	

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 ACKNOWLEDGE, WE,

Gary Bryant, Married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Donna J Kimble, unmarried woman

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. 250 on the Plan of Village Of Old Hickory, Section "A" of record in Plat Book 1424, Page 68, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Allison P. McAlister and wife, Bessie McAlister by Deed from G. C. Conner and wife, Elizabeth Conner, of record in Book 4185, page 197, Register's Office for Davidson County, Tennessee, dated October 24, 1967 and recorded on October 30, 1967. The said Allison P. McAlister predeceased his wife, Bessie McAlister leaving her as the surviving tenant by the entirety. The said Bessie McAlister later died testate, and by her Last Will and Testament of record in Will Book 171, page 774, Probate Court for Davidson County, Tennessee, devised the subject property to her son, Joe McAlister. The said Joe McAlister died intestate on September 9, 2002, and by operation of law his interest in the subject property vested in Gloria Marchetti McAlister, Derina Lassiter, Debby Norman and Michael McAlister, being the heirs at law of the said Joe McAlister, deceased, as evidenced by TN Affidavits of Heirship recorded on March 19, 2015 in Instrument No. 20150319-0023676 and Instrument No. 20150319-0023677, Register's Office for Davidson County, Tennessee.
Being the same property conveyed to Gary Bryant, married by General Warranty deed from Gloria Marchetti McAlister, Derina Lassiter, Debby Norman and Michael McAlister, of record in Instrument No. 20150319-0023678, Register's Office for Davidson County, Tennessee, dated March 07, 2015 and recorded on March 19, 2015.
This is investment property for the Grantor.

Being also known as 808 Cleves Street, Old Hickory, TN 37138.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes which have been prorated or paid and assumed by the Grantees. Subsequent taxes are assumed by Grantees; including Rollback taxes, if any.

Subject to all matters shown on the Plan of record in Plat Book 1424, Page 68, Register's Office for Davidson County, Tennessee.
Rights of tenants in possession, as tenants only, under unrecorded leases, if any.

This is improved property known as 808 Cleves Street Old Hickory, TN 371383105.

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 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 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 16th day of September, 2015.

Gary Bryant

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, a Notary Public of said County and State, Gary Bryant the within named grantors, with whom I am personally acquainted (or who proved to me his/her/their identity on the basis of satisfactory evidence), and who acknowledged that he executed this instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of September, 2015.

Notary Public

My Commission Expires: 5-20-19

JESSICA GRAHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File #: 315222
RECORD & RETURN TO:
Solomon | Parks Title & Escrow, LLC
4025 Hillsboro Road # 601
Nashville, TN 37215