WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150094285 DEEDWARR
Recvd: 11/05/15 09:14 2 pgs
Fees: 13.00 Taxes: 449.18
20151105-0112634

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $121,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of November, 2015

Notary Public

MY COMMISSION EXPIRES: 3-20-17

(AFFIX SEAL) STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jeffery Bryant	Jeffery Bryant	Map No. 175-2-B
(NAME)	(NAME)	
1500 Sprucedale Drive	1500 Sprucedale Drive	Parcel 1.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37013	Nashville, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Candace Ogilvie,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jeffery Bryant, 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:

Being all of Unit No. 101, as shown on Exhibit D to the Amended and Restated Declaration of Protective Covenants, Conditions and Restrictions and Master for Old Hickory Commons, of record in Instrument No. 20080317-0026338, amended in Instrument No. 2010122-0101832 and Instrument No. 20130322-0028759, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Candace Ogilvie, unmarried by Warranty Deed, from Old South Properties, LLC, a Tennessee Corporation, filed for record on April 22, 2010 in Instrument No. 20100422-003056, Registers office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2015 real property taxes have been paid, prorated and assumed by the grantee(s); (b) Restrictive covenants contained in Instrument No. 20070920-0112646; amended in Instrument No. 20071213-0143334; Master Deed and By-Laws of record in Instrument No. 20080317-0026338; amended in Instrument No. 20080710-0071087; supplement of record in Instrument No. 20081117-0113467; amended in Instrument No. 20101222-0101832; amended in Instrument No. 20130322-0028759; amended in Instrument No. 20130322-0028759; amended in instrument No. 20140207-0011094; Transmission Line Easement of record in Book 2344, page 432; Book 4425, page 535, and Book 11124, page 716; Easement to Fifty Foot Colonial Pipeline Easement of record in Record Book 3570, page 11; Easement to Stormwater Detention Agreement of record in Instrument No. 20060307-0026092; Easement to Tennessee Telephone Company of record in Instrument Number 20080402-0032833 and of record in Instrument No. 20081121-0114642; Quitclaim Deed to Old Hickory Commons Homeowners' Association, Inc., a Tennessee Corporation of record in Instrument No. 20080402-0032833, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 1500 Sprucedale Drive, Nashville, TN 37013
(House Number) (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 we do 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 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 hands this 3rd day of November, 2015.

Candace Ogilvie

State of Tennessee
County of DAVIDSON

Personally appeared before me Candace Ogilvie, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 3rd day of November, 2015.

Notary Public Robert L. Scruggs
My Commission Expires:

File No.: 36079

