Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

PREPARED BY: Home Surety Title & Escrow, LLC, 5583 Murray Road, Suite 120, Memphis, TN 38119, (901) 737-2100, File No.: 151021

WARRANTY DEED

THIS INDENTURE, made and entered as of this the 30th day of November, 2015 by and between:

John Pellicciotti, unmarried, party of the first part, and

William Vernon Bryant, a single man, and Courtney Elizabeth Cantalin, a single woman, as joint tenants with full rights of survivorship, party of the second part,

For and in consideration of Four Hundred Ninety One Thousand Five Hundred and 00/100 Dollars ($491,500.00), cash in hand paid by the party of the second part, hereinafter called GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, the party of the first part, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto the GRANTEES, their heirs and assigns, a certain tract or parcel of land of Davidson County State of Tennessee, described as follows, to-wit:

Lot 64, The Plan of West Grov Subdivision, as shown on plat of record in Plat Book 421 Page 87, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Grantor herein by Warranty Deed filed for record 8/18/2014 at Instrument Number 20140818-0074394; as shown in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to:

2016 Davidson County taxes; Subdivision Restictions, Building Lines and Easements of record at Plat Book 421 Page 87, as shown in the Register's Office of Davidson County, Tennessee.

This document was prepared from information furnished by the parties herein for which the preparer assumes no responsibility.

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.

John Pellicciotti

State of Tennessee County of Shelby

Personally appeared before me, the undersigned Notary Public in and for said State and County, John Pellicciotti, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

WITNESS my hand and Notarial Seal at the office this 30 day of November 2015.

Notary Public

My Commission Expires:

JEFFREY F MCEVOY
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires 10-09-2016

BILL GARRETT, Davidson County
Trans:T20150104557 DEEDWARR
Recvd: 12/10/15 14:29 2 pgs
Fees:13.00 Taxes:1818.55

20151210-0124513

THE GRANTOR HEREIN WARRANTY COVENANTS AND CERTIFIES THAT THE SUBJECT PROPERTY IS NOT HIS/HER/THEIR HOMESTEAD DEFINED BY STATUTE.

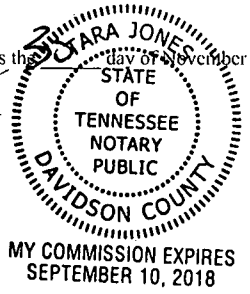
I, or we, hereby swear or affirm that, to the best of Affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $491,500.00, which amount if equal to or greater than the amount which the property would command at a fair and voluntarysale.

Affiant

Subscribed and sworn to before me this the 5th day of November 2015.

Notary Public

My Commission Expires:



MY COMMISSION EXPIRES
SEPTEMBER 10, 2018

Mail Tax Bills To:

New Owner

Property Owner & Address:
William Vernon Bryant and
Courtney Elizabeth Cantalin
115 39th Ave. N
Nashville, TN 37209

Property known as:
115 39th Ave. N
Nashville, TN 37209

Tax Parcel ID: 10405 001500

After Recording, Return To: