#32775

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **FTEC File No. 32775-12-2015** **Record & Return To:** **First Title & Escrow Company, Inc.** **3811 Bedford Ave, Suite 205** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $185,000.00. Judson Allen Affiant Subscribed and sworn to before me this 10th day of December, 2015. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 3, 2016

WARRANTY DEED

Address New Owner: Amanda Allen & Judson Allen 2015 Brookview Drive Nashville, TN 37214	**Send Tax Bills To:** New owner	**Tax Information:** Map and Parcel No.: 084 14 0 002 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jane M. Bryant, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Amanda Allen and husband, Judson Allen** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2015 Brookview Drive, Nashville, TN 37214

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Davidson County DEEDWARR
Recvd: 12/11/15 09:07 4 pgs
Fees:23.00 Taxes:684.50
20151211-0124650

IN WITNESS WHEREOF, Grantor has executed this instrument on the 10th day of December, 2015.

Jane M. Bryant

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Jane M. Bryant**, 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, at office, this 10th day of December, 2015.

Notary Public

My Commission Expires:

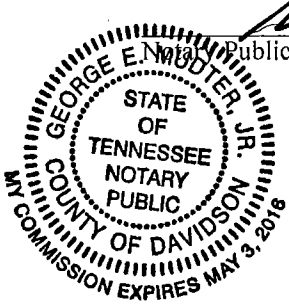


EXHIBIT "A"

Land in Davidson County, Tennessee, being part of Lot No. 86 on the Plan of Section Two, Donelson Meadows, of record in Book 2133, pages 100 and 101, amended in Book 3946, page 916, Register's Office for said County, and described according to a copy of a survey thereof made by Wm. Collier Parrish Associates, Engineers, dated January 27, 1956, as follows:

Beginning at an iron pin in the southerly margin of a turnaround of Brookview Drive at the common corner of lots 86 and 87; thence with the line between said lots, southerly 317.6 feet to an iron pin; thence south 76 deg. 34' west 316.8 feet to an iron pin; thence northwardly 241.6 feet to an iron pin in the dividing line between lots 85 and 86 on said plan; thence with the line between said lots, northeastwardly 60 feet to an iron pin in the margin of said turnaround; thence with the margin of the same around a curve, eastwardly 58.1 feet to the beginning.

Being the same property conveyed to Jerry L. Bryant and wife Jane M. Bryant by deed dated July 19, 1966 from Robert E. Oberlin and wife, Nadine M. Oberlin of record in Book 4041, page 782, Register's Office for Davidson County, Tennessee. Jerry L. Bryant died on September 14, 2013 leaving Jane M. Bryant as surviving tenant by the entirety. Jane M. Bryant and Mary Jane Bryant are one and the same person.

This conveyance is made subject to:

1. State and County taxes for the year 2016, a lien, but not yet due and payable. Map and Parcel No. 084 14 0 002 00.
2. Restrictive covenants contained in an instrument of record in Book 2283, page 361, Register's Office for Davidson, County, Tennessee.
3. All matters appearing on the Plan of record as Book 2133, pages 100 and 101, amended in Book 3946, page 916, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

