WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/11/15 12:17 2 pgs
Fees:13.00 Taxes:1221.00
20151211-0124911

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$330,000.00.**

Affiant

Subscribed and sworn to before me this 8th day of December, 2015

Notary Public
My Commission expires: 7/8/19
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Jennifer L. Geppert Smith	Reliant Bank	102-15-0-051.00
877 Bresslyn Road	101 Creekstone Blvd. Suite 200	
Nashville, TN 37205	Franklin, TN 37064	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Amanda Dean, as Trustee for The 877 Bresslyn Road Trust**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jennifer L. Geppert Smith and Amos Smith, married**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 198 on the plan of Brook Meade, Section 6, of record in Book 2331, page 4, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jimmy Ray Neely and wife, Peggy Ann Neely by Deed from David F. held and wife, Patty Held on June 12, 1997 of record in Book 10491, page 517, Register's Office for Davidson County, Tennessee. And further conveyed to Amanda Dean, as Trustee for The 877 Bresslyn Road Trust by deed from Jimmy Ray Neeley and wife, Peggy Ann Neeley,on August 26, 2015, of record in Instrument Number 20150904-0090240, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 3221, page 4, Register's Office Davidson County, Tennessee

This is improved property known as: **877 Bresslyn Road, Nashville, TN 37205**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this December 8, 2015.

The 877 Bresslyn ~~Road Trust~~

By ~~Amanda~~ Dean, Trustee

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Robertson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Amanda Dean,** as Trustee for The 877 Bresslyn Road Trust to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this December 8, 2015

My commission expires 5-5-19

Notary Public

EMMALYN G HENDRICK
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF ROBERTSON

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

~~Notary's Signature~~

My commission expires: 5-24-17

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY, TENN.