ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
CAR Investments 2906 W. Linden Avenue Nashville, TN 37212	new owner	11705013800
This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, TN 37205.		

WARRANTY D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, W. Allen Bryan III, a married person and Charles J. Bryan, a single person (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto CAR Investments, a Tennessee general partnership (The "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land lying in Davidson County, Tennessee, being Lots 24, 25, 26 & 27, Block "C" Life & Casualty Insurance Company's Subdivision of Woodmont Acres of record in Plat book 843, page 102, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more comprehensive description.

Being the same property conveyed to W.A. Bryan, Jr. and wife, Geneva J. Bryan by Deed from Thomas L. Parkes and wife, Mabelle D. Parkes of record in Book 1195, page 450, said Register's Office for Davidson County, Tennessee. W. A. Bryan, Jr., having predeceased Geneva J. Bryan. Affidavit of Heirship recorded in Instrument Number 20150720-0070756 shows Geneva J. Bryan, a widow, died leaving W. Allen Bryan III and Charles J. Bryan as her sole heirs at law.

The above described real estate is improved and is not nor ever was marital property nor is it subject to any homestead exemption of the spouse of the Grantor.

THIS CONVEYANCE IS MADE SUBJECT TO:

1. 2016 Davidson County taxes are not yet due and payable.
2. To all matters as shown on Plat Book 843, page 102, Life & casualty Insurance Company's Subdivision of Woodmont Acres, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as 3507 Ruland Place, Nashville, Tennessee 37215.

BILL GARRETT, Davidson County
Trans:T20160008875 DEEDWARR
Recvd: 02/02/16 10:32 3 pgs
Fees:18.00 Taxes:1942.50
20160202-0009973

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $525,000.00.

Affiant

Subscribed and sworn before me this 29th day of January, 2016.

Notary Public

Commission Expires: 10/18/16

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, it's successors and assigns, forever.

And Grantors does covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, it's successors and against the lawful claims of all persons whomsoever.

Witness my hand this 29th day of January, 2016.

W. Allen Bryan III

Charles J. Bryan

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county aforementioned, personally appeared W. Allen Bryan III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged, the within name bargainor, executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Nashville, Tennessee this 29th day of January, 2016.

Notary Public

My Commission Expires:_____

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county aforementioned, personally appeared Charles J. Bryan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged, the within name bargainor, executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Nashville, Tennessee this 29th day of January, 2016.

Notary Public

My Commission Expires:_____

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017