THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corp. 5107 Maryland Way - Suite 115 Brentwood, Tennessee 37027	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 524,750.00. James R Nolan Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF March, _____. Notary Public MY COMMISSION EXPIRES: 1-20-20 (AFFIX SEAL)



WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James R. Nolan	Pinnacle Bank	MAP
6112 Melbourne Drive	150	PARCEL 158-03-050.00
Nashville, TN 37215-5606	Nashville, TN 37210	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Andrew Wendell Bryant, a single person**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James R. Nolan, an unmarried 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:

Land in Davidson County, Tennessee, being Lot No. 484 on the Plan of Hillsboro Park, Section VIII, of record in Plat Book 2663, Page 96, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 484 fronts 272 feet on the Southerly side of Melbourne Drive, and runs back between lines 217.4 feet on the East Line and 200 feet on the Westerly line to a dead line in the rear on which it measures 179.1 feet.

Being the same property conveyed to Andrew W. Bryant and Ashley J. Bryant, husband and wife, as joint tenants with full rights of survivorship by Warranty deed from Susan W. Cheshire, married of record in Instrument No. 20131008-0105649, Register's Office for Davidson County, Tennessee, dated October 01, 2013 and recorded on October 08, 2013.

Being the same property conveyed to Andrew Wendell Bryant, a single person by Quitclaim deed from Ashley Jo Bryant, a single person of record in Instrument No. 20151119-0117314, Register's Office for Davidson County, Tennessee, dated October 14, 2015 and recorded on November 19, 2015.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **6112 Melbourne Drive, Nashville, TN 37215-5606.**

BILL GARRETT, Davidson County
Trans: T20160027122 DEEDWARR
Recvd: 04/04/16 14:52 2 pgs
Fees: 13.00 Taxes: 1941.58
20160404-0031915

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 hand(~~s~~) this the 31st day of March, 2016.

Andrew Wendell Bryant

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Andrew Wendell Bryant** the bargainor~~s~~, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor~~s~~, and ~~who~~ acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 31st day of March, 2016.

My Commission expires: March 3, 2020

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY