WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~13th~~ 14 DAY OF JUNE, 2016.

Heather Bennett
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

HEATHER BENNETT NOTARY PUBLIC STATE OF TENNESSEE DICKSON COUNTY My Commission Expires 10-23-2018

P-TC-16-7985-T

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
James R. Bryan, II	SunTrust Mortgage, Inc.	
(NAME)	(NAME)	**128-14-0-100.00**
7985 Sawyer Brown Road	901 Semmes Ave.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Richmond, VA 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **STEPHANIE L. POTTER, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAMES R. BRYAN, II,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 8 on the Plan of Section 1, Stacy Square of record in Plat Book 3842, Page 134, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Stephanie L. Potter, a single woman by Special Warranty deed from Federal Home Loan Mortgage Corporation of record in Instrument No. 20120511-0041034 Register's Office for Davidson County, Tennessee, dated March 28, 2012 and recorded on May 11, 2012. The said Stephanie L. Potter being one and the same person as Stephanie Potter.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 3842, Page 134;
- Deed of Easement of record in Book 8592, Page 990, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7985 Sawyer Brown Road, Nashville, Tennessee 37221**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20160050614 DEEDWARR
Recvd: 06/15/16 10:29 2 pgs
Fees:13.00 Taxes:736.30
20160615-0060488

Witness my/our hand(s) this the 13th DAY OF JUNE, 2016.

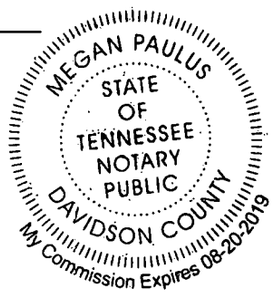
Stephanie L. Potter by John Gleaves, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of STEPHANIE L. POTTER, and who acknowledged he executed the same as the free act and deed of the said STEPHANIE L. POTTER.

Witness my hand and official seal, this the 13th of June, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212