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BILL GARRETT, Davidson County
Trans:T20160051290 DEEDWARR
Recvd: 06/16/16 16:16 2 pgs
Fees:13.00 Taxes:2730.60
20160616-0061358

THIS INSTRUMENT PREPARED BY: WESLEY D. TURNER **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $738,000.00. Affiant Subscribed and sworn to before me this 16 day of June, 2016. Notary Public My Commission Expires:

WESLEY D. TURNER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JULY 2, 2018

Address New Owner As Follows: Jay P Bryant and Lee Ann Bryant 2810 Marlin Avenue Nashville, TN 37215	Send Tax Bills To: Wells Fargo Bank NA 2701 Wells Fargo Way Minneapolis, MN 55467	Map-Parcel Number: 104140I00100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SCOTT A. MAYBEE AND NATALIE L. MAYBEE, HUSBAND AND WIFE**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **JAY P BRYANT AND LEE ANN BRYANT, HUSBAND AND WIFE**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit A, as shown on the plat attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Sharondale Estates, a Horizontal Property Regime with Private Elements, which is a planned unit development, of record in Instrument No. 20140502-0037388, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Scott A. Maybee and Natalie L. Maybee, husband and wife, by deed from Cates Builders, LLC, a Tennessee limited liability company, of record in Instrument No. 20141030-0100167, dated October 29, 2014, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2016 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee(s). By acceptance of delivery of this instrument, Grantee(s) assume(s) and agree(s) to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor(s) from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 332, page 119, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions For Sharondale Estates, a horizontal property regime with private elements, of record as Instrument No. 20140502-0037388, Register's Office for Davidson County, Tennessee.

4. Charter of Sharondale Estates Homeowner's Association, Inc., of record in Instrument No. 20140507-0038944 and as amended in Instrument No. 201412040111168, Register's Office for Davidson County, Tennessee.

5. Rights of others in and to the use of the common areas/elements.

This is improved property known as: **2810 Marlin Avenue, Nashville, TN 37215.**

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 Grantors covenant with the said Grantees that they 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 further covenant and bind themselves, their heirs and assigns, 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 person whomsoever.

WITNESS my hand this 16th day of June, 2016.

Scott A. Maybee

By: Natalie L. Maybee
Natalie L. Maybee, Attorney-in-Fact, pursuant to Power of Attorney of record in Instrument No. *, RODCT.

Natalie L. Maybee

*20160616-0061357

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, Natalie L. Maybee, to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument on behalf of Scott A. Maybee, and who acknowledged that she executed the same as the free act and deed of the said Scott A. Maybee.

Witness my hand and official seal this 3rd day of June, 2016.

Notary Public

My Commission Expires:

WILLIAM T. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires NOV. 6, 2017

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Natalie L. Maybee, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 3rd day of June, 2016.

Notary Public

My Commission Expires:

WILLIAM T. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires NOV. 6, 2017