WARRANTY DEED

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $413,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of July, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John M. Bryant Jr.	Pinnacle Bank	104080M40800CO
(NAME)	(NAME)	
1706 18th Avenue South, #309	150 3rd Ave S, Ste 900	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 07/11/16 08:48 3 pgs
Fees:18.00 Taxes:1528.10
20160711-0070347

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 considerations, the receipt of which is hereby acknowledged, I, **Andrew Rayburn and Megan Paige Rayburn, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **John M. Bryant Jr. and Karyn C. Bryant, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or 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 Unit No. 408, The Glen Condominiums, as established under Master Deed of record in Instrument No. 20070904-0105726, as amended in Instrument Nos. 20080805-0080551, 20081029-0108159, 20081112-0111695, 20081124-0115172 and 20090224-0016363, in the Register's Office, Davidson County, Tennessee, to which Master Deed Reference is hereby made for a more particular description of Said Unit.

Being the same property conveyed to Andrew Rayburn by Warranty Deed from Joseph Rayburn, an unmarried man, dated 03/28/2014, recorded 04/04/2014 of record in Instrument No. 20140404-0028072, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to: All matters shown on the plats of record in Book 4660, Page 146, Book 4660, Page 147, Book 4660, Page 148; Covenants, conditions, easements and restrictions of record in Instrument No. 20070904-0105726, Amendment No. 1 of record in Instrument No. 20080805-0080551, Instrument No. 20081029-0108159, Amendment No. 2 of record in Instrument No. 20081112-0111695, Amendment No. 3 of record in Instrument No. 20081124-0115172, Instrument of Correction and Amendment No. 4 of record in Instrument No. 20090224-0016363; Agreement for Dedication of Easement of record in Instrument No. 20070820-0099189; Inspection and Maintenance Agreement for Private Stromwater Management Facilities of record in Instrument No. 20070820-0099330; Grant of Easement of record in Instrument No. 20090721-0068095; Charter of the Homeowners Association of record in Instrument No. 20070628-0077121, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations

and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1706 18th Avenue South, #309, Nashville, TN 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/or 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/or 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 our hands this 30th day of June, 2016.

Andrew Rayburn

Megan Paige Rayburn

State of Tennessee
County of Wilson

Personally appeared before me Andrew Rayburn and Megan Paige Rayburn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 6th day of July, 2016.

Notary Public

My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON CO. TN

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license 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 Tennessee

County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

My Commission Expires: _____

Notary's Seal (if on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).