WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/16/16 08:46 2 pgs
Fees:13.00 Taxes:285.83
20160916-0097331

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS,
$77,250.00.

LuAnn Maloney
Affiant

Subscribed and sworn to before me this 14th day of September, 2016.

Notary Public
My Commission expires: 11-6-17
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Gary Bryant	New owner	064-13-0-015.00
481 John Wright Road		
Mt. Juliet, TN 37122		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Patricia J. Burnett**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Gary Bryant**, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 8 of Block 3 on the Map of Berryville, as of record in Book 421, Page 117, Register's Office for Davidson County, Tennessee.

Said Lot No. 8 fronts 50 feet on the easterly side of Hadley Bend Road, now known as Old Hickory Boulevard, and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to William C. Burnett and wife, Patricia J. Burnett from Blair Realtors, Inc., by Warranty Deed on February 15, 1978, of record in Book 5256, Page 217, Register's Office for Davidson County, Tennessee. Further conveyed to Patricia J. Burnett from William C. Burnett by Quitclaim Deed on October 24, 1997, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2016 in the estimated amount of $889.78 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 064-13-0-015.00, which are not due until 10/1/2016.
- Subject to all matters as shown on the Plan of record in Plat Book 421, Page 117, Register's Office for Davidson County, Tennessee.
- Easements and Agreements of record in Book 10782, Page 409 and Book 5559, Page 291, Register's Office for Davidson County, Tennessee.

This is improved property known as: **4322 Old Hickory Blvd, Old Hickory, TN 37138**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 September 14, 2016.

Patricia J. Burnett by Jennifer R. Pierce, as atty in fact

Patricia J. Burnett by Jennifer R. Pierce
As Attorney in Fact

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Jennifer R. Pierce, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney-in-fact for Patricia J. Burnett, the within named bargainor(s), and that she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Patricia J. Burnett, the bargainor(s), by the said Jennifer R. Pierce as , as Attorney-in-Fact.

WITNESS my hand and seal, this 14th day of September, 2016.

_____ My Commission Expires: 7/8/19
NOTARY PUBLIC

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed 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 TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

_____ My commission expires: 5-24-19
Notary's Signature

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.