File No.: 16075428

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160086263 DEEDWARR
Recvd: 09/30/16 14:13 2 pgs
Fees: 13.00 Taxes: 1587.30
20160930-0103437

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $429,000.00

JAnderson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of September, 2016.

JAnderson
Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut Street
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Richard F. Bryan	Richard Bryan	103 12 0 206.00
(NAME)	(NAME)	
110 Cherokee Rd.	3825 Bedford Ave, Suite 102	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sheryl A. Hall**, unmarried, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Richard F. Bryan**, hereinafter called the GRANTEE, his 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, and being all of Lot No. 18, Block J, Cherokee Park, Section 3, according to survey and plat of same appearing of record in Book 843, pages 2 & 3, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot.

Being the same property conveyed to Sheryl A. Hall by Warranty Deed dated 10/09/1990 and filed for record on 10/12/1990 in Book 8216, page 134, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters as set forth per Plat of record in Book 843, pages 2 & 3, and Restrictive Covenants of record in Book 2997, page 29, all said Register's Office.

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.

This is improved property known as: 110 Cherokee Rd., Nashville, TN 37205

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, his heirs and assigns forever; and I do covenant with the said GRANTEE that I 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 this 26th day of September, 2016.

Sheryl A. Hall

State of Tennessee
County of Rutherford

Personally appeared before me Sheryl A. Hall with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 26th day of September, 2016.

Notary Public
My Commission Expires: 3/18/2019

LYNN F. VAUGHT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Lawyers Land & Title Services, LLC
500 North Walnut Street
Murfreesboro, TN 37130
File No.: 16075428