WARRANTY DEED

P-CB-16-1122-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF SEPTEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 11/5/18 (AFFIX SEAL)

MEREDITH MALLOY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires November 5, 2018

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)
Breean Hewitt	**New Owner**	
(NAME)	(NAME)	**105-03-0-119.00**
630 Patriot Lane		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067		
(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, **JOHNNIE BRYANT, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BREEAN HEWITT, MARRIED,** 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 the northerly ten (10') feet of Lot No. 1 and the southerly thirty (30') feet of Lot No. 2 on the Map of Nicholas P. Corbitt Property of record in Chancery Plan Book 1, Page 41,at Nashville, Tennessee, Davidson County, Tennesse. Said parts of Lots No. 1 and 2 fronts forth (40') feet on the easterly side of Second Avenue South, formerly Market Street, and runs back between parallel lines one-hundred-eighty (180') feet more or less to an alley in the rear.

Included in the above description, but specifically excluded therefrom by Order of record in Book 4749, page 881, Register's Office for Davidson County, Tennessee, described as follows:

The southerly five feet of the northerly ten feet of Lot No. 1 on the Plan of N.P. Corbitt's property, as of record in Plan Book 1, page 41, Chancery Court at Nashville, Davidson County, Tennessee.

Being a part of the same property conveyed to Miss Johnnie Bryant, an unmarried person by Warranty deed from William B. Collier, Jr. and wife, Ernestine P. Collier of record in Book 4674, page 579, Register's Office for Davidson County, Tennessee, dated January 17, 1973 and recorded on January 24, 1973.

This conveyance is subject to:
- All matters shown on Plan of record in Chancery Court in Plan Book 1, Page 41, Nashville, Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1122 2nd Avenue South , Nashville, Tennessee 37210**.

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:T20160087379 DEEDWARR
Recvd: 10/04/16 15:32 2 pgs
Fees:13.00 Taxes:703.00
20161004-0104838

Witness my/our hand(s) this the 30th DAY OF SEPTEMBER, 2016.

Johnnie Bryant 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 JOHNNIE BRYANT, and who acknowledged he/she/they executed the same as the free act and deed of the said JOHNNIE BRYANT.

Witness my hand and official seal, this the 30th of September, 2016.

Notary Public
My Commission Expires:
(SEAL)



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