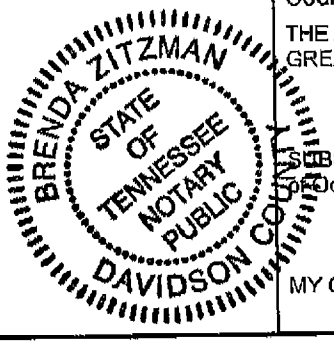
WARRANTY DEED



State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 11-6-2017

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Matthew R. Lee Benjamin G. Lee	JP Morgan Chase Bank, NA	07203033300
(NAME)	(NAME)	
1318 Greenfield Avenue	1111 Polaris Parkway	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Columbus, OH 43240-2050	
(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 GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Matthew Bryant and Bobbi Bryant,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Matthew R. Lee and Benjamin G. Lee, as married persons,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot no 8 A Part of the Mora Sharpe Lands, as shown by plat of record in Plat book 547 page 114 of the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Matthew Bryant and and Bobbi Bryant by deed of record in Instrument 20080827-0087865 , Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1318 Greenfield Avenue, Nashville, TN 37216
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Davidson County DEEDWARR
Recvd: 10/06/16 15:47 3 pgs
Fees:18.00 Taxes:1517.00
20161006-0106062

Witness my/our hands this 6th day of October, 2016.

Matthew Bryant

Bobbi Bryant

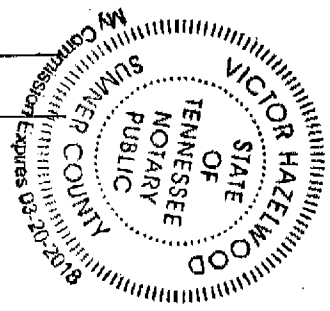
State of Tennessee
County of Williamson

Personally appeared before me Matthew Bryant and Bobbi Bryant, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

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

Notary Public
My Commission Expires: _____

File No.: 11348



Certificate of Authenticity

I, John Cobb Rochford, 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 a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Zitzman, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRENDA ZITZMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 11-6-2017