NEW OWNER:
REGINE J. ANDERSON
3000 Hillsboro Pike #58
Nashville, TN 37215

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 16-1548

Map and Parcel 11703A05800

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20160100077 DEEDWARR
Recvd: 11/14/16 10:48 4 pgs
Fees:23.00 Taxes:686.35
20161114-0119568

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Eighty-Five Thousand Five Hundred and 00/100 Dollars ($185,500.00)** cash in hand paid, the receipt of which is hereby acknowledged, **PATSY O. BRYANT, TRUSTEE OF THE PATSY O. BRYANT LIVING TRUST DATED JULY 17, 2009, a one-half (1/2) undivided interest, AND, PATSY O. BRYANT, LAURA HONEYMAN, FRANK BRYANT, CO-TRUSTEES OF THE JOE F. BRYANT TENNESSEE TRUST, a one-half (1/2) undivided interest,** ("Grantor") have this day bargained and sold and by these presents does hereby transfer and convey unto **REGINE J. ANDERSON, a single woman** ("Grantee"), her successors and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

> Land in Davidson County, Tennessee, being Unit No. 58 on the Plan of Versailles Apartment Condominiums, as of record in Book 5050, Page 80, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of such Unit.
>
> Being a part of the same property conveyed to Joe F. Bryant, Trustee of the Joe F. Bryant Living Trust Dated March 11, 2003, as to a one-half (1/2) undivided interest, and unto **Patsy O. Bryant Trustee of the Patsy O. Bryant Living Trust Dated July 17, 2009, as to a one-half (1/2) undivided interest**, by Quitclaim Deed dated August 27, 2009, of record in Instrument Number 20090921-0088008, in the Register's Office for Davidson County, Tennessee. Joe F. Bryant

died October 10, 2011 and was succeeded by Patsy O. Bryant, Laura Honeyman, and Frank Bryant, as Co-Trustees in accordance with the terms of the Trust. Patsy O. Bryant, Laura Honeyman, and Frank Bryant, Successor Co-Trustees of the Joe F. Bryant Living Trust dated March 11, 2003 conveyed to **Patsy O. Bryant, Laura Honeyman, and Frank Bryant, Co-Trustees of the Joe F. Bryant Tennessee Trust, as to a one-half (1/2) undivided interest**, by Quitclaim Deed dated June 17, 2013, of record in Instrument Number 20130626-0065836, in the Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED property commonly known as 3000 Hillsboro Pike, Unit 58, Nashville, TN 37215.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its successors and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 5050, Page 80; Master Deed Establishing a Horizontal Property Regime of Versailles Townhomes Homeowner's Association, of record in Book 5168, Page 944; and any and all restrictions, existing roadways, easements and rights-of-way of record, in the Register's Office for DAVIDSON County, Tennessee.

POSSESSION shall be given date of deed.

THIS PROPERTY IS BEING SOLD "AS IS".

WITNESS MY SIGNATURE hereto this 7th day of November, 2016.

THE PATSY O. BRYANT LIVING TRUST DATED JULY 17, 2009

Patsy O. Bryant

BY: PATSY O. BRYANT, Trustee

THE JOE F. BRYANT TENNESSEE TRUST

Patsy O Bryant

BY: PATSY O. BRYANT, Co-Trustee

THE JOE F. BRYANT TENNESSEE TRUST

Laura B. Honeyman Co-Trustee

BY: LAURA HONEYMAN, Co-Trustee

THE JOE F. BRYANT TENNESSEE TRUST

BY: FRANK BRYANT, Co-Trustee

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **PATSY O. BRYANT, TRUSTEE OF THE PATSY O. BRYANT LIVING TRUST DATED JULY 17, 2009,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 7th day of November, 2016.

NOTARY PUBLIC

My commission expires: 6-26-17

DAVID B. FOUTCH STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **PATSY O. BRYANT, CO-TRUSTEE OF THE JOE F. BRYANT TENNESSEE TRUST,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 7th day of November, 2016.

NOTARY PUBLIC

My commission expires: 6-26-17

DAVID B. FOUTCH STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **LAURA HONEYMAN, CO-TRUSTEE OF THE JOE F. BRYANT TENNESSEE TRUST,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 7th day of November, 2016.

NOTARY PUBLIC

My commission expires: 6-26-17

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **FRANK BRYANT, CO-TRUSTEE OF THE JOE F. BRYANT TENNESSEE TRUST,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 7th day of November, 2016.

NOTARY PUBLIC

My commission expires: 6-26-17

****

The actual consideration or value, whichever is greater, for this transfer is **$185,500.00**.

AFFIANT

Sworn to and subscribed to before me this 7th day of November, 2016.

NOTARY PUBLIC

My commission expires: 7/6/20