This instrument prepared by:
Martha Brooke Perry, Attorney
BALTHROP, PERRY, NOE & NEWCOMB
An Association of Attorneys
102 Frey St, PO Box 82
Ashland City, TN 37015

BILL GARRETT, Davidson County
Trans:T20160111919 DEEDWARR
Recvd: 12/20/16 12:22 2 pgs
Fees:13.00 Taxes:851.00
20161220-0133643

Martha C. Bryant

TO: Eastland Development, LLC
PO Box 3051
Brentwood, TN 37024

MAP & PARCEL:
072-12-0-226.00

SEND TAX BILLS TO: SAME

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, I, Martha C. Bryant, Grantor herein; have bargained and sold and by these presents do convey unto Eastland Development, LLC, Grantee herein, its successors and assigns, the following described property:

Land in Davidson County, Tennessee, being Lot No. 4, on the Map of Sherwood Subdivision, as of record in Book 1424, page 51, Register's Office of Davidson County, Tennessee.

Said Lot No. 4 fronts 75 feet on the east side of Sherwood Lane and runs back between lines 197.84 feet on the north line and 197.14 feet on the south line to a dead line in the rear on which it measures 75 feet.

BEING the same property conveyed to James E. Byrant and wife, Martha C. Bryant from Jimmy B. Tidwell and wife, Jane N. Tidwell by Warranty Deed dated February 18, 1964 of record at Book 3679, page 214, Register's Office of Davidson County, Tennessee. James E. Bryant died on October 29, 2015, vesting title in Martha C. Bryant a sole surviving tenant by the entirety.

This conveyance is subject to the lien of 2016 Davidson County property taxes which have been prorated and payment of which is assumed by grantees herein. This conveyance is also subject to all easements, setback lines, and all other matters as shown on the subdivision plan for Sherwood Subdivision of record in Book 1424, page 51, Register's Office of Davidson County, Tennessee; a sewer line easement conveyed by Kermit M. Jeffries to James E. Bryant of record at Book 4646, page 681, said Register's Office; and all other matters of record.

This is improved property known as 1807 Sherwood Lane, Nashville, TN 37216.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantee, its successors and assigns forever. I do covenant with Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is unencumbered except as shown of record. I do further covenant and bind myself and my heirs and representatives to warrant and forever defend the title unto said real property unto the Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

IN WITNESS WHEREOF, I have hereunto set our hands, this the 14th day of DEC., 2016.

x Martha C. Bryant

Martha C. Bryant,

STATE OF TENNESSEE

COUNTY OF ~~CHEATHAM~~ DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Martha C. Bryant, the within named bargainor, 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, at office, this the 14th day of February, 2016.

NOTARY PUBLIC

My commission expires: 1-8-2019

JAMES G. DUKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

STATE OF TENNESSEE WS

COUNTY OF ~~CHEATHAM~~ DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $230,000.00.

Affiant

SWORN and SUBSCRIBED BEFORE ME
This the 16th day of December, 2016.

NOTARY PUBLIC

My commission expires: 9/25/17

MARTHA BROOKE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SWORN to and subscribed before me,

this the 14 day of DEC., 2016.

NOTARY PUBLIC

My commission expires: 1-8-2019

JAMES G. DUKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019