This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $108,000.00.

Affiant

Subscribed and sworn before me this the 13th day of January, 2017.

Notary Public
My commission expires: 11-3-2020

BILL GARRETT, Davidson County
Trans:T20170004686 DEEDWARR
Recvd: 01/18/17 10:41 2 pgs
Fees:13.00 Taxes:399.60
20170118-0005283

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Kylie Prevatt	Regions Bank d/b/a Regions Mortgage	074-08-0-226.00
161 Jacksonian Dr	2050 Parkway Office Circle	
Hermitage, TN 37076-1817	Birmingham, AL 35244	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, DONALD W. BRYAN, JR. AND WIFE, DONNA JEAN BRYAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to KYLIE PREVATT, UNMARRIED WOMAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 999 on the Plan of Section Ten, Hermitage Hills of record in Plat Book 3600, Page 50, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Donald W. Bryan, Jr. and wife, Donna Jean Bryan by Warranty deed from Michael B. Holloway and wife, Melissa H. Holloway of record in Book 7698, page 586, Register's Office for Davidson County, Tennessee, dated November 04, 1988 and recorded on November 08, 1988.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 161 Jacksonian Dr, Hermitage, TN 37076-1817.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 13th day of January, 2017.

Donald W. Bryan, Jr.

Donna Jean Bryan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Donald W. Bryan, Jr. and Donna Jean Bryan, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of January, 2017.

My commission expires: 9-10-2018

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY