THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Angelo Bryant and Marion Bryant
102 Lynn Lee Drive
Old Hickory, TN 37138
SEND TAX BILLS TO:
Same as new owner

BILL GARRETT, Davidson County
Trans:T20170019126 DEEDWARR
Recvd: 03/06/17 13:43 2 pgs
Fees:13.00 Taxes:943.50
20170306-0021961

WARRANTY DEED

(Map 053 16 0, Parcel 116.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, the undersigned, **ETHEL FUSTON, a widow**, hereinafter referred to as "Grantor", has bargained and sold and does hereby transfer and convey unto **ANGELO BRYANT and MARION BRYANT, husband and wife**, hereinafter referred to as "Grantees", their heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND located in Davidson County, Tennessee, being all of Lot No. 31, on the plan of Polly Acres, according to plat and survey of same appearing of record in Book 3700, page 57, re-recorded in Book 3700, page 90, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.
>
> SAID Lot No. 31 fronts 100 feet on the west side of Lynn Lee Drive, and extends back 287 feet on the north line and 267 feet on the south line, to a dead line in the rear on which it measures 101.75 feet.
>
> BEING the same property conveyed to William Fuston and Ethel Fuston, husband and wife, by Warranty Deed from Mary D. Harrison, Executrix and Individually, and Betty D. Allen, Individually, Devisees of the Estate of Alpha Dosseos (incorrectly referred to as Dossoes), dated February 28, 1990, of record in Book 8056, page 16, in the Register's Office of Davidson County, Tennessee. William Fuston having since died on February 24, 2006, leaving the said Ethel Fuston, sole owner, as surviving tenant by the entirety.
>
> THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Plat Book 3700, page 57 and rerecorded in Book 3700, page 90, all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 102 Lynn Lee Drive, Old Hickory, TN 37138.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

Grantor covenants with the said Grantees that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same

is unencumbered except as noted herein, and for the 2017 real property taxes which will be prorated at closing and paid by the Grantees.

Grantor further covenants and binds Grantor, her heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND and signature on this the 1st day of March, 2017.

Ethel Fuston
ETHEL FUSTON

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ethel Fuston, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st day of March, 2017.

Bonnie L. Wigley
Notary Public

Bonnie L Wigley State of Tennessee Notary Public Rutherford County

My Commission Expires: SEPTEMBER 25, 2019
(SEAL)

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF Davidson)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $255,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 1st day of March, 2017.

Bonnie L. Wigley
Notary Public

Bonnie L Wigley State of Tennessee Notary Public Rutherford County

My commission expires: SEPTEMBER 25, 2019
File No. 20170075