THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

BILL GARRETT, Davidson County
Trans:T20170025903 DEEDWARR
Recvd: 03/28/17 09:16 2 pgs
Fees:13.00 Taxes:573.50
20170328-0029937

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Lanora E. Bryant 37 Bon Air Circle Jackson, TN 38305	Churchill Mortgage Corporation 761 Old Hickory Blvd., Suite 400 Brentwood, TN 37027	161-11-0A-176.00 CO

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **MICHAEL DENNIS WILEY, JR., UNMARRIED**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **LANORA E. BRYANT , UNMARRIED**, hereinafter called the Grantee, her heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being Unit No. 176 on the Plan of Huntington Ridge Townhouses, a Planned Unit Development, of record in Book 4675, Page 9, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Michael Dennis Wiley, Jr. unmarried, by Warranty Deed from Stephen F. Sparks, a single person, of record on 02/29/2002, at Instrument No. 20020429-0052343, Davidson County Register of Deeds.

This is improved property known as **327 Huntington Ridge Drive, Nashville, Tennessee 37211** .

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 **24th** day of **March**, **2017**:

Michael Dennis Wiley, Jr.

STATE OF TENNESSEE

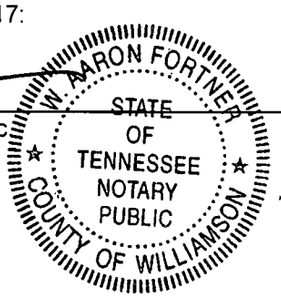
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **MICHAEL DENNIS WILEY, JR.**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 24th day of March, 2017:

Notary Public

My Commission Expires: 5/23/18



STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $155,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 24th DAY OF MARCH, 2017:

Notary Public

My Commission Expires: 5/23/18

