WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/16/17 08:58 3 pgs
Fees:18.00 Taxes:325.60
20170516-0048288

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $82,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME ON THE 11TH DAY OF MAY, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES 3/10/2021

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 17-3384N

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
John R. Velieri		093-16-0-049.00
20 Green Street		
Nashville, TN 37210		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

CLEDIUS DERWIN BRYANT, SR.

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JOHN R. VELIERI, A SINGLE MAN

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 50, on the plan of Maury and Claiborne' s Addition to South Nashville, as of record in Book 21, Page(s) 84 and 85, Register' s Office for said county.

Said Lot No. 50 fronts 35 feet on the northerly side of Green, formerly leigh street, and runs back between parallel lines with the Easterly margin of Claiborne Street 165 feet to an alley.

Being the same property conveyed to Cledius Derwin Bryant, Sr. by Quitclaim deed from Steve Junior Bryant of record in Instrument No. 20031126-0172029 Register's Office for Davidson County, Tennessee, dated October 12, 2003 and recorded on November 26, 2003.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

8. Taxes for the year 2017, a lien not yet due and payable.

This is property known as 20 Green Street, Nashville, TN 37210

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 on the 12th day of May, 2017.

Cledius Derwin Bryant, Sr.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, CLEDIUS DERWIN BRYANT, SR., the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 12th day of May, 2017.

Notary Public

My Commission Expires: 3/10/21

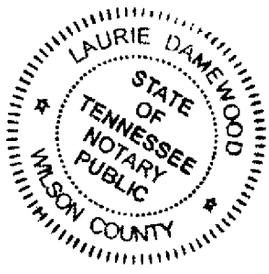
File #: 17-3384N

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027



COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

