This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 17th day of May, 2017, by and between Harold Glenn Elkins and Sarah Elkins, husband and wife, party of the first part, and Jerome Bryant, JC unmarried, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 58B on the Plan of the zone lot division of Lot 58, Lakeshore Woods, Section I, as of record in Book 5190, Page 789, Register's Office for said county, to which reference is made for a more complete description.

Being all or part of the same property conveyed to Harold Glenn Elkins and Sarah Elkins by virtue of that certain Warranty Deed dated June 28, 1984, and being of record at Book 6327, Page 578 in the Register's Office of Davidson County, Tennessee.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable and restrictions at Plat Book 5190, Page 789, Book 6063, Page 351, Book 6112, Page 546, Book 6176, Page 370 and Easement at Book 8463, Page 396 in said Register's office, Tennessee; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Harold Glenn Elkins
Harold Glenn Elkins

Sarah Elkins
Sarah Elkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Harold Glenn Elkins and Sarah Elkins, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 17th day of May, 2017.

Jacqueline G. Brown
Notary Public

My Commission Expires: 11-5-18

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20170042701 DEEDWARR
Recvd: 05/19/17 09:36 2 pgs
Fees:13.00 Taxes:423.65
20170519-0049808

Property Owner & Address: Jerome Bryant, Jr.

3300 Oak Trees Ct, Antioch, TN 37013

Tax Parcel No 15007035500

Property Address: 3300 Oak Trees Ct
Antioch, TN 37013

MAIL TAX BILLS TO: owner at owner's address

Firm File #: 20170454

STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $114,500.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Jerome Bryant, Jr.
AFFIANT

SUBSCRIBED AND SWORN TO before me this 17th day of May, 2017.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY