BILL GARRETT, Davidson County
Trans:T20170059622 DEEDWARR
Recvd: 07/12/17 13:40 2 pgs
Fees:13.00 Taxes:503.20
20170712-0070149

WARRANTY DEED

JEAN M. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November, 5, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $136,000.00

AFFIANT

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

NOTARY PUBLIC

MY COMMISSION EXPIRES 11-5-18

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 17-3735B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Joseph Tyler Bryant	Regions Bank d/b/a Regions Mortgage	163-05-0B-145.00-CO
5170 Hickory Hollow Parkway, #401	2520 PO Box 2153	
Antioch, TN 37013	Birmingham, AL 35287-2520	

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,

DANETTE RIDDICK, AN UNMARRIED WOMAN

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

JOSEPH TYLER BRYANT, UNMARRIED 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:

Land in Davidson County, Tennessee, being all of Unit No. 149 on the Plan of "Exhibit A-l" to the Master Deed, Lot Layout (Private Element), Phase IV, Mill Park, (formerly Hickory Hollow Townhomes), as shown by Supplemental Declaration, Mill Park Townhomes, Phase IV, appearing of record in Instrument No. 20031117-0167241, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said Unit.

Being the same property conveyed to Danette Riddick, an unmarried woman by Warranty deed from Greenvale Construction, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20050523-0058052 Register's Office for Davidson County, Tennessee, dated May 09, 2005 and recorded on May 23, 2005.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 5170 Hickory Hollow Parkway, #401, Antioch, TN 37013

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 11th day of July, 2017.

Danette Riddick by J. , Attorney in Fact

Danette Riddick

By J. Carlton Drumwright, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared J. Carlton Drumwright, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged executing the within instrument on behalf of Danette Riddick, for the purposes therein contained, and who further proved to me to be the Attorney In Fact for and authorized to execute this instrument on behalf of Danette Riddick.

Witness my hand and official seal, this 11th day of July, 2017.

Notary Public

My Commission Expires: 10/29/19

NICOLE YURJEVICH
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File #: 17-3735B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027