WARRANTY DEED

Bill Garrett Davidson County
Batch# 6869 DEEDWARR
10/03/2017 07:53:30 AM 2 pgs
Fees: $13.00 Taxes: $222.00
20171003-0100902

MST 2017-1308

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF September, 2017

Notary Public

MY COMMISSION EXPIRES: 5-27-2019

(AFFIX SEAL)

Amelia Swanson Williamson County Notary Public State of Tennessee

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brandon Thornberry	Brandon Thornberry	042-04-0-057.00
(NAME)	(NAME)	
115 East Campbell Road	718 McFerrin Avenue	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Nashville, TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Stacy Minton, an unmarried woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brandon Thornberry, a married man,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the Davidson County, Tennessee, being the Westerly 64 feet of Lot No. 29 on the Map of Bransford Realty Company's Amqui Subdivision of record in Book 421, Page(s) 38 & 39, Registers office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to John W. Bryant and wife, Brenda J. Bryant by Warranty deed from Pamela R. Walker, unmarried of record in Book 10196, page 7, Register's Office for Davidson County, Tennessee, dated September 11, 1996 and recorded on September 19, 1996. Being the same property conveyed to Brenda J. Bryant by 20110429-0032972 deed from Brenda J. Bryant of record in Instrument No. 20110429-0032972 Register's Office for Davidson County, Tennessee, dated April 29, 2011 and recorded on April 29, 2011.

AND Being the same property conveyed to Stacy Minton, an unmarried woman by Quitclaim deed from John W. Bryant, an unmarried man of record in Instrument No. 20160622-0063712 Register's Office for Davidson County, Tennessee, dated June 02, 2016 and recorded on June 22, 2016. The said John Wyane Bryan died on 07/18/2016 (State of Tennessee Office of Vital Records Number 2016 037982) and the life estate held by John Wyane Bryan extinquished.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, ALTA 8.1 and 9 Endorsement will be added to the Mortgage Loan Policy. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or Mortgage thereon covered by the Commitment. Rights of claims and parties in possession not shown by the public records. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records. Taxes or special assessments which are not shown as existing liens by the public records. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land. Easements or claims of easements not shown by the Public Records. If improvements are completed after January 1 of any year,

the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq. Taxes for the year 2017, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 421, Page (s) 38 and 39, Register's Office for Davidson County, Tennessee.

This property, known as 115 East Campbell Road, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 is 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/our hand(s) this 27 DAY OF September 2017.

Stacy Minton

Stacy Minton

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stacy Minton, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27 day of September, 2017.

Notary Public

My Commission Expires: 5-27-2019

(SEAL)

Amelia Swanson State of Tennessee Notary Public Williamson County

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or 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.

Signature – Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-2019

Amelia Swanson State of Tennessee Notary Public Williamson County