THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 170812954

Bill Garrett Davidson County
Batch# 9167 **DEEDWARR**
10/06/2017 09:16:00 AM 2 pgs
Fees: $13.00 Taxes: $2,412.40

20171006-0102726

J ANDERSON
NOTARY PUBLIC
DAVIDSON CO TENNESSEE

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $652,000.00.

JAnderson
Affiant

Subscribed and sworn to before me, this2nd day of October, 2017.

Janderson
Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kim J. Fletcher and Richard D. Fletcher 184 Moultrie Park Nashville TN 37205-4715	New Owner	Tax Parcel ID No. 116-08-0G-184.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joel M. Bryan and Mary Morgan Bryan, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kim J. Fletcher and Richard D. Fletcher, wife and husband**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 184 on the Plat of Sugartree Phase 3 (Revised), as of record in Plat Book 5050, Pages 67 through 71, amended in Book 5169, Page 426, Book 5191, Page 412, Book 5222, Page 468, Book 5238, Page 93, Book 5585, Page 972, Book 5772, Page 506, and in Book 6385, Page 370, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Joel M. Bryan and wife, Mary Morgan Bryan by Warranty Deed from Jerry W. Johns and wife, Virginia B. Johns, recorded on the 10th day of June, 2002 in Instrument No. 20020610-0070178, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 5050, Page(s) 67-71, Book 5121, Page 89, Book 5162, Page 632, Book 5169, Page 426, Book 5186, Page 958, Book 5191, Page 412, Book 5222, Page 468, Book 5238, Page 93, Book 5425, Page 385, Book 5585, Page 972, Book 5772, Page 506, Book 6385, Page 370.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 4857, Page 157, Book 4911, Page 356, Book 4996, Page 126, Book 5003, Page 688, Book 5087, Page 220, Book 5152, Page 401, Book 5514, Page 138, Book 5691, Page 61, Book 11758, Page 466 and Instrument No. 20170522-0050870.

Charter of Homeowners Association recorded in Book 5365, Page 903, Book 5636, Page 525, Book 5639, Page 45, Book 5683, Page 667 and Book 5683, Page 670

Easement for Sewer/Storm Drainage Easement, recorded in Book 7061, Page 100.

Easement for the flow of the waters of the Rivers, Creeks & Streams, and the rights of the public therein.

Conveyance for Common Areas & Open Space recorded in Book 5683, Page 675

This is improved property located at 184 Moultrie Park Nashville TN 37205-4715

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of October, 2017.

Joel M. Bryan
By: Kate Rosenthal, Attorney in Fact

Mary Morgan Bryan
By: Kate Rosenthal, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kate Rosenthal, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-fact for Joel M. Bryan and Mary Morgan Bryan, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 2nd day of October, 2017.

Notary Public

My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018