WARRANTY DEED

Bill Garrett Davidson County
Batch# 21695 DEEDWARR
11/03/2017 09:42:51 AM 2 pgs
Fees: $13.00 Taxes: $928.70

20171103-0112981

R-VRES-17-1012

DONNA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $251,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF OCTOBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ian O'Bryant and Kate L. Abrams	**Simmons Bank**	
(NAME)	(NAME)	**141-12-0B-022.00-CO**
1012 Blythe Court W	**501 Main Street**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**Pine Bluff, AR 71601**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **DAVID SEBRING,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **IAN O'BRYANT, A SINGLE MAN, AND KATE L. ABRAMS, A SINGLE WOMAN, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Southampton, Phase I of record in Plat Book 5200, Page 464, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Virginia Kilgore, married by Warranty Deed from Linda E. Lansford, unmarried of record in Instrument No. 20121008-0091921, Register's Office for Davidson County, Tennessee, dated October 05, 2012 and recorded on October 08, 2012.

The said Virginia Kilgore having since died on August 20, 2016. The said David Sebring, her surviving spouse, is her Heir at Law, as evidenced by Affidavit of Heirship recorded simultaneously herewith at 20171103-0112979, said Register's Office.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent.
- Plan of record in Plat Book 5200, Page 464, Register's Office for Davidson County, Tennessee.
- Declaration of Covenants, Conditions and Restrictions of record in Book 5971, Page 839, amended in Book 6120, Page 450, Book 6231, Page 63, Book 6121, Page 430, Book 6624, Page 569 and Book 7140, Page 345, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 6355, Page 517, Register's Office for Davidson, County, Tennessee.
- Charter for Southampton Homeowners' Association, Inc., of record in Book 6323, Page 132, in the Register's Office for Davidson County, Tennessee.
- Deed of common areas to Southampton Homeowners' Association, Inc., of record in Book 7385, Page 769, in the Register's Office for Davidson County, Tennessee.
- Easement to South Central Bell Telephone of record in Book 6009, Page 51, in the Register's Office for Davidson County, Tennessee.
- Grant of Subdivision Sign Easement of record in Book 10504, Page 462, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1012 Blythe Court W, Nashville, Tennessee 37221**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 31st DAY OF OCTOBER, 2017.

David Sebring by [signature] AS ATTORNEY IN FACT
David Sebring by Nathan Keith as 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, NATHAN KEITH, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of DAVID SEBRING, and who acknowledged he/she/they executed the same as the free act and deed of the said DAVID SEBRING.

Witness my hand and official seal, this the 31st of October, 2017.

[signature]
Notary Public
My Commission Expires: 3/6/18
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212