39B

Bill Garrett Davidson County
Batch# 43701 DEEDWARR
01/03/2018 09:39:49 AM 2 pgs
Fees: $13.00 Taxes: $976.80
20180103-0000780

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $264,000.00

Affiant

Subscribed and sworn to before me, this 29th day of December, 2017.

Notary Public

My commission expires: 5/8/18

STATE OF TENNESSEE NOTARY PUBLIC ANGELA X. POSTON-WILLIAMSON DAVIDSON COUNTY, TN

**THIS INSTRUMENT WAS PREPARED BY**
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Bryan J. Breese** | Bank of TN | **14203000700** |
| **7329 Cavalier Road** | 301 E. Center St. | |
| **Nashville, TN 37221** | Kingsport TN 37660 | |

FOR AND IN 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 ACKNOWLEDGE, WE,

**Audrey Lyn Robertson, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Bryan J. Breese, 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 Davidson County, Tennessee, being Lot No. 73 on the plan of Cross Timbers, Section 2, as shown of record in Plat Book 3700, page 92, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description.

Being the same property conveyed to Ronnie Williams and Barbara H. Williams, husband and wife, by Warranty Deed from Michael H. Kubrek, Jr., a married man, dated February 1, 2011, of record in Instrument No. 20110207-0010733, Register's Office for Davidson County, Tennessee. Barbara Williams, widowed, conveyed her interest in subject property to Audrey Lyn Robertson, unmarried, by Quitclaim Deed dated September 23, 2016, of record in Instrument No. 20161019-0110400, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 7329 Cavalier Road, Nashville, TN 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 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 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/our hand(s) this 29th day of December, 2017.

Audrey Lyn Robertson

Audrey Lyn Robertson

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, a Notary Public of said County and State, Audrey Lyn Robertson, the within named Grantor(s), with whom I am personally acquainted (or proved 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, at office, this 29th day of December, 2017.

Notary Public

My Commission Expires: 9/7/21

STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MARK 3. LEEDOM