(1) Return to:

BRIDGEHOUSE TITLE
342 COOL SPRINGS BLVD
STE 202
FRANKLIN, TN 37067

WARRANTY DEED

Melanie D. DuRard
STATE OF TENNESSEE NOTARY PUBLIC
County Of Williamson
My Comm. Expires January 30, 2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Coleen Newcomb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th day of February, 2018.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Clarksville, 123 - A Center Pointe Drive, Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Rebecca M. Quin	Hometown Lenders LLC	062-02-0-B-125.00 CO
(NAME)	(NAME)	
13816 Bora Bora Way	310 The Bridge Street 4th FL, Ste. A	
(ADDRESS)	(ADDRESS)	
Marina Del Ray, CA 90292	Huntsville, AL 35806	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Forty-Five Thousand And No/100 Dollars ($245,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Ross A. Bryant, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Rebecca M. Quin, a single woman**, 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. 58 on the plat of First Amendment, Abbington Park, Phase One, Section Three, of record in Instrument No. 20040728-0090230, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Ross A. Bryant by Warranty Deed from Amanda Lenae Stockdale Rushing, married, joined by spouse, Brianne Rushing, dated April 28, 2014, of recorded in Instrument No. 20140430-0036437, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3352 Cain Harbor Drive, Nashville, TN 37214

File Number: CLA-180277SSO

Bill Garrett Davidson County
Batch# 60179 **DEEDWARR**
02/20/2018 09:53:59 AM 2 pgs
Fees: $13.00 Taxes: $906.50

20180220-0015742

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, has 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 our hands this 14th day of February, 2018.

Ross A. Bryant

STATE OF TENNESSEE

COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Ross A. Bryant, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of February, 2018.

Notary Public

My Commission Expires: 5-10-21

(SEAL)

AMANDA L. RUSHING
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

File Number: CLA-180277SSO