THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180214922**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Williamson) The actual consideration or value, whichever is greater, for this transfer is: $477,000.00. Affiant Subscribed and sworn to before me, this 7th day of March, 2018. Notary Public My Commission Expires: 5-27-19

W. REID SOLOMON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires May 27, 2019

Bill Garrett Davidson County
Batch# 67492 DEEDWARR
03/09/2018 02:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,764.90
20180309-0022644

WARRANTY DEED

Address New Owner: Jessica Samples 823 Evansdale Drive Nashville TN 372201	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 146-10-0-043.00

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, **David E. Bryant and Kimberly R. Patterson, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Jessica C. Samples**, ("Grantee"), her 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(s) 23, as shown on the map entitled Forest Park, of record in Plat Book 2900, page 122, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to DAVID E. BRYANT and KIMBERLY R. PATTERSON, husband and wife, by deed from GARY L. JUMP and wife, KIMBERLY K. JUMP, of record in Instrument No. 20000627-0063885, dated January 14, 2000, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 146-10-0-043.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 2900, page 122, said Register's Office.

This is improved property located at 823 Evansdale Drive Nashville TN 372201

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 7th day of March, 2018.

David E. Bryant

Kimberly R. Patterson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David E. Bryant and Kimberly R. Patterson, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of March, 2018.

Notary Public

My Commission Expires: _____

True Copy Certification

I, Mitchell A. Watts, 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

State of Tennessee

County of Davidson

Personally appeared before me, W. Reid Solomon, a notary public for this county and state, Mitchell A. Watts 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: 5-22-19
Notary' Seal (if on paper)

