Bill Garrett Davidson County
Batch# 75212 DEEDWARR
04/02/2018 10:23:30 AM 4 pgs
Fees: $23.00 Taxes: $1,006.40
20180402-0030041

34185

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34185-03-2018**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $272,000.00. Affiant Subscribed and sworn to before me this 30th day of March, 2018. Notary Public My Commission Expires: 8-31-2020 PATRICIA J PARSONS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

WARRANTY DEED

Address New Owner: Del R. Bryant, Carolyn Smith Bryant 2019 Old Hillsboro Road Franklin, TN 37064	**Send Tax Bills To:** New Owners	**Tax Information:** Map and Parcel No.: 092 13 0 348 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, **Decadie, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Del R. Bryant and Carolyn Smith Bryant,** husband and wife ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3403 Elkins Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 30th day of March, 2018.

Decadie, LLC, a Tennessee limited liability company

BY:_____
John Gleaves, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforementioned, John Gleaves, with whom I am personally acquainted and who, upon oath, acknowledged himself to be the Authorized Agent of Decadie, LLC, a Tennessee limited liability company and as such Authorized Agent, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 30th day of March, 2018.

_____
Notary Public

My Commission Expires: 8-31-2020

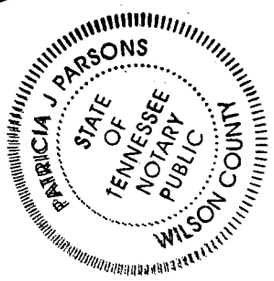


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 116 on the Plan of Hortense Place of record in Plat Book 161, page 167, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said property.

Said Lot No. 116 fronts50 feet on the Southerly side of Elkins Avenue, formerly 2nd Avenue, and runs back Southerly between parallel lines 150 feet, more or less, to an alley.

Being the same property conveyed to Decadie, LLC by deed dated August 22, 2017 from Hayley Black, an unmarried woman of record in Instrument No. 20170901-0089928, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2018, which have been prorated and assumed by Grantee. Map and Parcel No. 092 13 0 348 00.
2. All matters appearing on the Plan of record as Book 161, page 167, Register's Office for Davidson County, Tennessee. Facts which would be disclosed by a comprehensive survey of the premises herein described.

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, 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: _____
Notary Seal:

