Bill Garrett Davidson County
Batch# 76606 DEEDWARR
04/05/2018 12:16:30 PM 4 pgs
Fees: $23.00 Taxes: $781.15
20180405-0032106

#34190

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 34190-03-2018	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $211,122.37. Affiant Subscribed and sworn to before me this 4th day of April, 2018. Notary Public My Commission Expires:

GEORGE K. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 6, 2020

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Patricia A. Bryan Charles J. Bryan, Sr. 1922 Randolph Place Nashville, TN 37215	Patricia A. Bryan 1922 Randolph Place Nashville, TN 37215	Map and Parcel No.: 131 07 0E 008.00

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, **Patricia A. Bryan**, an unmarried woman ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Charles J. Bryan, Sr.**, an unmarried man ("Grantee"), his heirs and assigns, **an undivided one-half (1/2) interest** in that certain tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto. **It is the intention of the parties hereto that this instrument shall create a tenancy in common with rights of survivorship between Grantor and Grantee.**

This is improved property located at 1922 Randolph Place, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his heirs and assigns, forever.

And Grantor covenants that she 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 herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his 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 4th day of April, 2018.

GRANTOR:

Patricia A. Bryan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand, at office, this 4th day of April, 2018.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

Notary Public
My Commission Expires: 5-5-2020

EXHIBIT "A"

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 4-A of Evergreen, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 6250, Page 589, and further set out as Exhibit "C" to the Master Deed of record in Book 6936, Page 936, said Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Patricia A. Bryan, unmarried, by Warranty Deed dated June 26, 1997, from Todd M. Van Ye and spouse Andrea K. Van Ye, of record in Book 10511, Page 27, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2018, a lien, but not yet due and payable. Map and Parcel No. 131 07 0E 008.00.

2. Restrictive covenants contained in an instrument of record in Book 6519, page 623, Register's Office for Davidson, County, Tennessee.

3. Charter of Incorporation of Evergreen Homeowners' Association, Inc. of record in Book 6945, page 490, Register's Office for Davidson County, Tennessee.

4. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Evergreen Homeowners' Association, Inc., of record in Book 6936, Page 936, Register's Office for Davidson County, Tennessee.

5. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.

6. All matters appearing on the Plan of record as Book 6250, Page 395, Register's Office for Davidson County, Tennessee.

7. Storm water detention agreement of record in Book 6803, Page 497, Register's Office for Davidson County, Tennessee.

8. Joint Roadway Agreement of record in Book 6521, Page 802, Register's Office for Davidson County, Tennessee.

THIS INSTRUMENT WAS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES HERETO. NO INDEPENDENT TITLE EXAMINATION HAS BEEN CONDUCTED BY PREPARER. THE LEGAL DESCRIPTION HEREIN IS THE SAME AS THE LEGAL DESCRIPTION IN THE PRIOR INSTRUMENT OF RECORD, AND PREPARER ASSUMES NO LIABILITY FOR THE ACCURACY OR COMPLETENESS THEREOF.

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:

