(1)

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

Bill Garrett Davidson County
Batch# 90692 DEEDWARR
05/10/2018 09:48:36 AM 2 pgs
Fees: $13.00 Taxes: $771.45

20180510-0044798

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $208,500.00

Candice Bryson
Affiant

Subscribed and sworn to before me, this 8th day of May, 2018.

Notary Public

My commission expires:

RUSSELL J. McCANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES JUNE 12, 202

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Candice Bryson	**New Owner**	**Map/Parcel 150-10-0-075.00**
3428 Towneship Road		
Antioch, TN 37013		

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,

Bethsaida Yadira Olivera, single

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

Christopher Bryson and Candice Bryson, husband and wife

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 all of Lot 273, as shown on the plan of Section Three Towne Village of the Country, of record in Book 5200, Page 268 and 269, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Bethsaida Yadira Olivera, unmarried, and Leda M. Zelaya, married, by Warranty Deed, from Kelly L. Davidson, unmarried, dated March 16, 2007, of record in Instrument No. 20070329-0037660, Register's Office for Davidson County, Tennessee. Said property being further conveyed to Bethsaida Yadira Olivera, single, by Quitclaim Deed, from Bethsaida Yadira Olivera, single and Leda M. Zelaya, dated September 8, 2014, of record in Instrument No. 20140916-0084903, Register's Office for Davidson County, Tennessee. Bethsaida Yadira Olivera and Bethsaida Yadira Olivera being one and the same person.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 5200, Page 268 & 269, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 5635, Page 545, Register's Office for DAVIDSON County, Tennessee.
Sanitary Sewer Easement of record in Book 6303, Page 423, Register's Office for DAVIDSON County, Tennessee.
Deed of Conveyance for Water Mains of record in Book 6303, Page 420, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 3428 Towneship Road, Antioch, TN 37013.

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 that we are lawfully seized and possessed of said land in fee simple, have 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 my/our hand(s) this 8th day of May, 2018.

Bethsaida Yadira Olivera

Bethsaida Yadira Olivera

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Bethsaida Yadira Olivera, single , the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of May, 2018.



Notary Public

My Commission Expires

File #: **180185JM**
RECORD & RETURN TO:
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Brentwood, TN 37027