WARRANTY DEED

Bill Garrett Davidson County
Batch# 101969 **DEEDWARR**
06/07/2018 12:45:24 PM 2 pgs
Fees: $13.00 Taxes: $610.50

20180607-0054794

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF June, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/6/2020

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY
Smart Title & Escrow, LLC, 256 Seaboard Lane, Suite D-101, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joye Bryant	new owner	164-16-0A-055.00-CO
(NAME)	(NAME)	
728 Post Oak Road		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Rebecca De Leon, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Joye Bryant, unmarried, 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. 113 on the Plan of Section Three, Meadow Woods, of record in Instrument No. 20000921-0094039, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Rebecca De Leon, by Warranty Deed from Federal National Mortgage Association (Fannie Mae), of record in Instrument No. 20091125-0108723, Register's Office for Davidson County, Tennessee, dated October 21st, 2009 and recorded on November 25th, 2009.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilites applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee herein.

unimproved ☐

This is improved ☑ property, known as 728 Post Oak Road, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: M-RA-18-728

Witness my hand this 1st day of June, 2018.

Rebecca DeLeon

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 1st day of June, 2018, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Rebecca DeLeon**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
02-08-2019

Notary Public

JILL BRANYAN
State of Tennessee Notary Public
Davidson County
My Commission Expires 07/08/2019