# WARRANTY DEED

Bill Garrett Davidson County
Batch# 117583 DEEDWARR
07/17/2018 03:10:54 PM 2 pgs
Fees: $13.00 Taxes: $329.30

20180717-0069598

J-MB-18-910-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF JULY, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2021

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Realty Up LLC** | **New Owner** | |
| (NAME) | (NAME) | **09206004000** |
| **9804 Glenmore Ln** | | |
| (ADDRESS) | (ADDRESS) | |
| **Brentwood, TN 37027** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **THE ESTATE OF LYDIA E. BRYANT,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **REALTY UP LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 1 on the Plan of Re-subdivision of Lots Nos 2, 3 and the Southerly 30' of Lot 4 Plan of Midway of record in Plat Book 3106, Page 48, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Less and except that property sold to the State of Tennessee at Book 4176, page 396.

Being the same property conveyed to Robert Bryant and Lydia S. Bryant by Warranty deed from Callie M. Kennedy of record in Book 4572, page 547, Register's Office for Davidson County, Tennessee, dated January 4, 1972 and recorded on January 27, 1972.

Lydia S. Bryant died June 12, 2005, having been predeceased by her husband Robert Bryant. Juanita Veasy was named Executor of the Estate at Docket No. 06P845 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

**Lydia S. Bryant is aka Lydia Elizabeth Bryant.

This conveyance is subject to:
- Taxes for the year 2018, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 3106, Page 48, resubdividing Plat Book 421, Page 74, Register's Office for Davidson County, Tennessee.
- Perpetual Easement of record in Book 4176, Page 398, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **910 29th Ave N, Nashville, Tennessee 37209**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 13th DAY OF JULY, 2018.

The Estate of Lydia E. Bryant

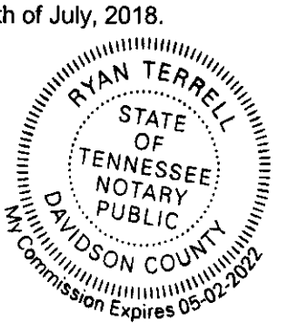
BY: _____, Administratix
Juanita Veasy
Administratix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JUANITA VEASY, ADMINISTRATIX of the THE ESTATE OF LYDIA E. BRYANT, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 13th of July, 2018.

_____
Notary Public
My Commission Expires: _____
(SEAL)




**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212