WARRANTY DEED

Bill Garrett Davidson County
Batch# 124888 **DEEDWARR**
08/06/2018 12:38:38 PM 2 pgs
Fees: $13.00 Taxes: $444.00

20180806-0077031

LATRECE MCADOO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of August, 2018

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

File #13337

Return to:

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Matthew Bryant Bobbi Bryant	NEW Owner	117-15-OA-164.00
(NAME)	(NAME)	
3032nd Ave		
(ADDRESS)	(ADDRESS)	
Murfreesboro TN 37130		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, We, **Steven Etheridge and Harriet F. Etheridge,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Matthew Bryant and Bobbi Bryant,** 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:

A certain condominium apartment in Davidson County, State of Tennessee, described as follows, to-wit:
Parcel No 164, being also Unit No. R-4 in a Horizontal Property Regime located on the Plat of Green Hill Terrace of record in Book 5200, page 64, Register's office for Davison County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Harriet F. Etheridge, and Steven W. Etheridge, by deed of record in Instrument No. 20180425-0038729 , Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 1900 Richard Jones Rd., Unit R-4, Nashville, TN 37215
(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.

Witness my/our hands this 1st day of August, 2018.

Steven Etheridge

Harriet F. Etheridge

State of Tennessee
County of Sumner

Personally appeared before me Steven Etheridge and Harriet F. Etheridge, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 1st day of August, 2018.

Notary Public
My Commission Expires: _____

File No.: 13337

