WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 157042 DEEDWARR
11/06/2018 11:45:50 AM 2 pgs
Fees: $13.00 Taxes: $758.50

20181106-0109913

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$205,000.00.**

Affiant

Subscribed and sworn to before me this 5th day of November, 2018

Notary Public
My Commission expires: 12/1/2020
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Robert L. Bryson	New Owner	135-01-0-082.00
310 Ladybird Drive		
Nashville, TN 37217		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Martha Wright (f/k/a Martha Alexander) and Darell Wright, married**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Robert L. Bryson, an unmarried man**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 103 on the Plan of Town Park Estates, of record in Book 3300, pages 64 and 65, 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 Martha Alexander, unmarried by Warranty Deed from Metropolitan Nashville Airport Authority dated November 20, 2007, filed for record on November 27, 2007 in Instrument No. 20071127-0137449, Register's Office for Davidson County, Tennessee.

Grantor's spouse joins in the execution of this instrument for the purpose of conveying any and all interest, marital or otherwise, that he may have in said property.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2019, and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 135-01-0-082.00.
- All matters as shown on Plan of record in Plat Book 3300, pages 64 and 65, Register's Office Davidson County, Tennessee.
- Restrictive Covenants of record in Book 3400, page 120, as amended in Book 3436, page 43, Register's Office for Davidson County, Tennessee.
- Avigation Easement and Contract of record in Instrument No. 20071127-0137450, Register's Office for Davidson County, Tennessee.

This is improved property known as: **310 Ladybird Drive, Nashville, TN 37217**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this November 2, 2018.

Martha Wright

Martha Wright (f/k/a Martha Alexander)

Darell

~~**Darrell** Wright~~

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Martha Wright (a/k/a Martha Alexander) and ~~Darrell~~** Darell **Wright** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this November 2, 2018

My commission expires 7/5/21

Shauna Daniels

Notary Public

SHAUNA DANIELS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021