Prepared By & Return To:
Tennessee Title Services, LLC
207 North Main Street
Dickson, TN 37055
D18-0759

STATE OF California
COUNTY OF Contra Costa

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8 day of November, 2018

SEE ATTACHED
Notary Public

Commission Expires: 08/20/2022

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1820 Westgate Circle, Suite 150
Brentwood, TN 37027

Karen Y Johnson Davidson County
Batch# 158808 DEEDWARR
11/13/2018 03:17:23 PM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20181113-0111889

Address of New Owner	Send Tax Bills To:	Map & Parcel
James R. Bryan, II and Lauren A. Bryan 7800 Farmington Place Nashville, TN 37221	NEW OWNER	126-15-0A-014.00-C

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Katherine Lazo and husband, David Lazo

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lauren A. Bryan and James R. Bryan II , wife and husband

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. 14 on the Plan of Phase One, Boone Trace at Biltmore, a Planned Unit Development of record in Plat Book 7900, Page 667, 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 Katherine Lazo and husband, David Lazo by Warranty deed from Jennifer K. Humphreys n/k/a Jennifer Opdenbrouw, married of record in Instrument No. 20131113-0117095 Register's Office for Davidson County, Tennessee, dated November 04, 2013 and recorded on November 13, 2013.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 7800 Farmington Place, Nashville, TN 37221

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 9 day of November, 2018.

David Lazo

Katherine Lazo

STATE OF ~~TENNESSEE~~ California
COUNTY OF Contra Costa

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **David Lazo and Katherine Lazo** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Walnut Creek (city), CA (state) this 8th day of November, 2018.

SEE ATTACHED
Notary Public
My Commission Expires: 08/20/2022

(Notary Seal)

WELLS FARGO

All-purpose Acknowledgment California only

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Contra Costa

On 11-08-2018 before me, Diane Lively, Notary (here insert name and title of the officer),

personally appeared David Lazo, and Katherine Lazo

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

NSP1 DIANE LIVELY NSP1
COMM. #2255260
NOTARY PUBLIC - CALIFORNIA
CONTRA COSTA COUNTY
My Commission Expires 08/20/2022

Notary Seal

WITNESS my hand
and official seal.

Signature Diane Lively

For Bank Purposes Only

Description of Attached Document

Type or Title of Document Warrenty Deed

Document Date 11/08/2018 Number of Pages 3

Signer(s) Other Than Named Above NA



FO01-000DSG5350CA-01

DSG5350CA (Rev 02 - 05/17)