(1)

WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 164686 **DEEDWARR**
11/26/2018 09:59:25 AM 2 pgs
Fees: $13.00 Taxes: $555.00

20181126-0115051

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00.

Chasiti Conroy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of November, 2018.

Notary Public

MY COMMISSION EXPIRES: 1/6/2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Chasiti Conroy 5722 Hickory Plaza Drive Nashville, TN 37211	NEW OWNER	161-12-0A-001.00-C; 161-12-0A-002.00-C

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Wayne Bryant, unmarried, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Chasiti Conroy, unmarried, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, Being Unit Nos. A-1 and A-2, on the Plan of Hickory Plaza Office Townhouse, as described by the Master Deed establishing a Horizontal Property Regime with respect to Hickory Plaza Office Townhouses, as of record in Master Deed Book 8000, Page 910; and as described of record in Plat Book 6250, page 248, said Register's Office.

Being the same property conveyed to Wayne Bryant, unmarried by Quit Claim Deed dated 09/07/2008 from Jacqueline Bryant, unmarried of record in Instrument 200810140103562, Register's Office for Davidson County, Tennessee.

AND

Being the same property conveyed to Wayne Bryant, unmarried by Quit Claim Deed dated 09/07/2008 from Jacqueline Bryant, unmarried of record in Instrument 200810140103563, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 5722 Hickory Plaza Drive Unit A-1, Nashville, TN 37211 and 5722 Hickory Plaza Drive Unit A-2, Nashville, TN 3711

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 hand(s) this the 20th day of November, 2018.

Wayne Bryant

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I, Lee E. Cranford, a Notary Public for the County of Williamson and State of Tennessee, do hereby certify that Wayne Bryant personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 20th of November, 2018.

Notary Public

My Commission Expires: 1/6/2020

(SEAL)

