THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 181218727

Karen Johnson Davidson County
Batch# 184433 **DEEDWARR**
01/16/2019 11:32:50 AM 2 pgs
Fees: $13.00 Taxes: $851.00

20190116-0004533

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $230,000.00.

Affiant

Subscribed and sworn to before me, this 14th day of January, 2019.

Notary Public
My Commission Expires: 12/1/2020

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Mary K Shea and Michael J. Shea 7985 Sawyer Brown Road Nashville TN 37221	New Owner	Tax Parcel ID No. 128-14-0-100.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James R. Bryan, II, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mary K Shea and Michael J. Shea, wife and husband**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Section I, Stacy Square of record in Plat Book 3842, Page 134, 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 James R. Bryan, II by Warranty deed from Stephanie L. Potter, unmarried of record in Instrument No. 20160615-0060488 Register's Office for Davidson County, Tennessee, dated June 14, 2016 and recorded on June 15, 2016.

Lauren Bryan joins in this conveyance for the purpose of conveying all right, title and interest she may have in and to the above described property as spouse of James R. Bryan, II.

The execution of this instrument is effected by the signature of James R. Bryan, II, as Attorney-in-fact for Lauren Bryan, which Power of Attorney is recorded in Instrument No. 20190116-0004532, in said Register's office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2019, a lien due and payable, but not delinquent.

Subject to all matters shown on the Plan of record in Plat Book 3842, Page 134, Register's Office for Davidson County, Tennessee.

Deed of Easement of record in Book 8592, Page 990, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 7985 Sawyer Brown Road Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 14th day of January, 2019.

James R. Bryan, II

Lauren Bryan by James R. Bryan, II, as Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James R. Bryan, II, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of January, 2019.

Notary Public

My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James R. Bryan, II, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Lauren Bryan and that he is authorized by Lauren Bryan to execute this instrument on her behalf.

WITNESS my hand, at office, this 14th day of January, 2019.

Notary Public

My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021