THIS INSTRUMENT PREPARED BY:
BONE MCALLESTER NORTON PLLC
Nashville City Center
511 Union Street, Suite 1600
Nashville, Tennessee 37219

Karen Johnson Davidson County
Batch# 203939 DEEDWARR
03/08/2019 01:16:34 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190308-0021563

WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Grady Lee Bryant, Sr. Virginia Gayle Bryant 516 Dry Creek Road Goodlettsville, TN 37072	New Owner	025-00-0-128.00 (Parcel I) 025-00-0-034.00 (Parcel II)

KNOW ALL MEN BY THESE PRESENTS that I, GAYLE C. BRYANT, hereinafter "Grantor", for the purpose of creating a tenancy by the entirety, hereby transfer and convey unto GRADY LEE BRYANT, SR. and wife, VIRGINIA GAYLE BRYANT, hereinafter "Grantees", their heirs, personal representatives, successors and assigns, certain tracts or parcels of real property located in Davidson County, Tennessee, and more particularly described as follows:

Parcel I:

A tract of land in the 10th Civil District of Davidson County, Tennessee, being part of Lot No. 7 on the Plan of the J.M. Cowley Lands, of record in Book 161, page 29, Register's Office, Davidson County, Tennessee.

Beginning at a point in the westerly margin of Dry Creek Road and a common corner with the Seaton property; thence with the line between the Seaton property and the Parker property as follows: S 45 degrees 41' W, 283.5 feet to a point, thence S 15 degrees 49' W, 55.1 feet to a 22-inch hackberry, thence S 88 degrees W 70.5 feet to a point; thence with Parker's line N 2 degrees 25' E 134 feet to a stake; thence in an easterly direction 287 feet, more or less, to the margin of Dry Creek Road to a stake; thence following the margin of Dry Creek Road in a southerly direction 111 feet, more or less, to the point of beginning.

Being the same property conveyed to Gayle C. Bryant by deed of record in Instrument No. 20001027-0106601, Register's Office for Davidson County, Tennessee.

This unimproved property is known as 490 Dry Creek Road, Goodlettsville, TN 37072.

Parcel II:

Beginning at an iron pin on the Westerly side of Dry Creek Road, corner to Dr. Grady Bryant; thence with the margin of Dry Creek Road, South 30° East 130 feet to an iron pin; thence with the line of Peggy J. Haneline, South 46° 30' West 216 feet to an iron pin; thence North 2° 25' East 282.0 feet to an iron pin; thence South 78° 15' East 83.5 feet to the point of beginning and containing .56 acres, more or less.

Being the same property conveyed to Gayle C. Bryant by deed of record in Instrument No. 20001027-0106601, Register's Office for Davidson County, Tennessee.

This unimproved property is known as 498 Dry Creek Road, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees, their heirs, personal representatives, successors and assigns forever. Grantor covenants that she 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 the lien for real property 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 Register's Office for Davidson County, Tennessee.

Grantor further covenants and binds herself, her heirs, personal representatives, successors and assigns, to warrant and forever defend the title to said real estate to said Grantees, their heirs, personal representatives, successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be dated and effective this 5 day of March, 2019.

GRANTOR:

Gayle C. Bryant

Gayle C. Bryant

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared Gayle C. Bryant, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 5 day of March, 2019.

Notary Public

My Commission Expires: April 19, 2021

AMANDA C MATACALE
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF SUMNER

THIS CONVEYANCE IS EXEMPT FROM RECORDATION TAX UNDER T.C.A. § 67-4-409(A)(3)(A). NO OATH OF VALUE IS REQUIRED FOR THIS DEED IN ACCORDANCE WITH THE PROVISIONS OF T.C.A. § 67-4-409(A)(5).

DISCLAIMER

THE PREPARER OF THIS DOCUMENT MAKES NO REPRESENTATIONS OR WARRANTIES AND EXPRESSES NO OPINION AS TO THE TITLE TO THE PROPERTY HEREIN CONVEYED. THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER BY THE GRANTOR AND GRANTEES AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.