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
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Fees: $22.00 Taxes: $0.00
20190308-0021564

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	025-00-0-033.00 025-00-0-160.00 025-00-0-092.00

KNOW ALL MEN BY THESE PRESENTS that I, GRADY L. BRYANT, SR., being one and same as Grady L. 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, that certain tract or parcel of real property located in Davidson County, Tennessee, and more particularly described as follows:

TRACT No. 1

BEING in the 10th, formerly the 20th Civil District of said County, being Tract Seven on the survey of the A. J. Parker et ux property, made by G. Barry Greer, Registered Surveyor, dated June 22, 1970, Drawing Number 37-70, described partly according to said survey as follows:

BEGINNING at a point on the southwesterly side of Dry Creek Road; said point being in the westerly line of the property conveyed to Eula G. Winfrey by deed from E. L. Winfrey, of record in Book 1195, page 440, Register's Office; thence with said Winfrey's westerly line, south 2 degrees 30' west 115 feet to the northwest corner of the' property conveyed to Jessie Franklin Sutton and wife, by deed from John Robert Copeland and wife, as of record in Book 2695, page 247, said Register's Office; thence with said Copeland's westerly line and continuing with the westerly line of the property conveyed to C. A. Seaton and wife, by deed from John Robert Copeland and wife, as of record in Book 3464, page 1, said Register's Office; and further continuing with the westerly line of the property conveyed to C. B. Shrader and wife, by deed from John Robert Copeland and wife, of record in Book

3955, page 844, said Register's Office, south 2 degrees 10' west 1287 feet to a point in the northeasterly line of the property conveyed to Lucy Beasley Moore by deed from Alex Wilson Heughan and Clifford Charles Heughan of record in Book 2695, page 343, said Register's Office; thence with said Moore's northeasterly line, north 65 degrees 00' west 511.5 feet to said Moore's northwest corner, thence with said Moore's westerly line, south 5 degrees 40' west 486.75 feet to the northeast corner of the First Tract described in the deed from E. W. Parrish and wife, to Leona W. Hardy, of record in. Book 2096, page 77, said Register's Office, thence with said Hardy's northeasterly line, as follows: north 39 degrees 00' west 239.25 feet; north 25 degrees 00' west 198 feet and north 18 degrees 30' west 59.4 feet to the most southerly common corner of Tracts Six and Seven, on said survey; thence with the line between said Tracts Six and Seven, north 14 degrees 50', east 1572 feet, more or less to a point on the southwesterly side of Dry Creek Road; thence along the southwesterly side of said road, southeast-wardly 495 feet to the point of beginning, containing 20.6 acres, more or less.

This is improved property known as 516 Dry Creek Road, Goodlettsville, Tennessee 37072.

TRACT No. 2

LOCATED in the 10th Civil District of Davidson County, Tennessee, and more particularly described according to a survey made by Edward L. Adams, dated December 19, 1984, as follows:

BEGINNING at an iron pin located at a fence corner, said iron pin further described as being located in the east line of Kersey same being the west line of Bryant, 614.58 feet south of their common corner, and being the northeast corner of the herein described property; thence continuing generally along a fence (for the remainder of the calls) south 14 degrees 50' 00" west 992.96 feet to a metal post beside a fence corner; thence north 71 degrees 14' 10" west 139.52 feet to an iron pin; thence north 57 degrees 03' 15" west 118.01 feet to an iron pin; thence north 42 degrees 29' 48" west 108.48 feet to an iron pin; thence north 37 degrees 58' 11" west 122.80 feet to an iron pin located at a fence corner; thence north 13 degrees 32' 49" east 981.44 feet to an iron pin located at a fence corner; thence south 67 degrees 34' 00" east 124.17 feet to an iron pin; thence south 24 degrees 39' 07" east 134.80 feet to an iron pin; thence crossing a gate north 75 degrees 29' 19" east 15.75 feet to an iron pin; thence south 45 degrees 51' 55" east 50.55 feet to an iron pin; thence south 66 degrees 51' 59" east 198.17 feet to the point of beginning, containing 10.40 acres, more or less.

This is unimproved property known as 0 Dry Creek Road, Goodlettsville, Tennessee 37072.

TRACT No. 1 and TRACT No. 2 being a portion of the property conveyed to Grady L. Bryant by deed from Virginia Gayle Bryant of record in Book 6769, page 36, said Register's Office, Register's Office of Davidson County, Tennessee.

TRACT No. 3

A tract of land in Davidson County, Tennessee, shown on a survey by Cole Land Surveying dated July 2, 1991, and being more fully described as follows:

Beginning at an existing iron pipe in the southerly margin of Dry Creek Road, the most. northeast corner of this tract, and the most northwest corner of Kevin M. Weaver property of record in Deed Book 7693, page 141, Register's Office, Davidson County, Tennessee; thence, leaving said road and with the line of said Weaver, South 26 deg. 04 min. 43 sec. West 467.02 feet to an existing iron pin, corner to said Weaver and a corner to Grady L. Bryant property of record in Deed Book 6769, page 36; thence with the line of said Bryant, South 26 deg. 01 min. 29 sec. West 981.50 feet to an existing iron pin by a corner post, corner to said Bryant; thence continuing with the line of said Bryant for the next three calls as follows: North 12 deg. 03 min. 44 sec. East 165.82 feet to an iron pin set; thence North 50 deg. 07 min. 46 sec. West 96.94 feet to an iron pin set; thence South 85 deg. 37 min. 20 sec. West 77.24 feet to an iron pin set by a corner post in the line of said Bryant, and a corner to Donald D. Grady property of record in Deed Book 6849, page 54; thence with the line of said Grady, North 7 deg. 09 min. 30 sec. East 1251.03 feet to an iron pin set in the margin of said Dry Creek Road, corner to said Grady; thence with the margin of said road, South 85 deg. 08 min. 59 sec. East 120.22 feet to a point; thence continuing with the margin of said road and with a curve to the right having a central angle of 24 deg. 47 min. 23 sec., a radius of 1163.50 feet, an arc length of 503.40 feet, and a chord of South 72 deg. 45 min. 17 sec. East 499.48 feet to the beginning, containing 12.12 acres, more or less.

Being the same property conveyed to Grady L. Bryant, Sr. by deed from Wilma Parker of record in Book 8401, page 812, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 544 Dry Creek Road, Goodlettsville, Tennessee 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 he 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 himself, his 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:

Grady L. Bryant, Sr.

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared Grady L. Bryant, Sr., 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 he 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.