THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 19031966**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $389,000.00 Affiant Subscribed and sworn to before me, this16th day of April, 2019. Notary Public My Commission Expires:

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022

Karen Johnson Davidson County
Batch# 219211 DEEDWARR
04/17/2019 02:51:52 PM 2 pgs
Fees: $13.00 Taxes: $1,439.30

20190417-0035408

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Michael Hall 1621 Ordway Place Nashville TN 37206	~~New Owner~~ c/o SWBC MORTGAGE CORP 9311 SAN PEDRO #100 SAN ANTONIO, TX 78216	Tax Parcel ID No. 083 10 0 036.00

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, **Kenneth G. Bryant, Successor Trustee of The Bryant Family Trust, dated September 29, 1982**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael Hall, a single man** MH ("Grantees"), its 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. 1 on the Plan of J.L. Webb Revision of Lots 229, 230 and 231, McEwen Plan, as of record in Book 547, Page 65, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed by Quitclaim Deed from Kenneth L. Bryant and wife, Marie E. Bryant to Kenneth L. Bryant or Marie E. Bryant, Trustees for the Bryant Family Trust DTD 9-29-1982 as recorded on the 7th day of December, 2010 in Instrument No. 20101207-0097342 and Warranty Deed from Alan B. Schrade and Rose M. French, husband and wife to Kenneth L. Bryant and Marie E. Bryant, joint tenants as recorded on the 7th day of December, 2010 in Instrument No. 20101207-0097339, in the Register's Office of Davidson County, Tennessee. Kenneth L. Bryant having since died on April 20, 2018 and Marie E. Bryant having since died on July 28, 2017. Kenneth G. Bryant named as Successor Trustee of The Bryant Trust Agreement, dated September 29, 1982 and any amendment thereto.

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.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of J.L. WEBB REVISION OF LOTS 229, 230 AND 231, MCEWEN PLAN, as recorded in Plat Book 547, Page(s) 65.

This is improved property located at 1621 Ordway Place Nashville TN 37206

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, Grantor has executed this instrument on this 16th day of April, 2019.

The Bryant Trust Agreement, dated September 29, 1982

By: _____
Kenneth G. Bryant, Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kenneth G. Bryant, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is a successor trustee of The Bryant Trust Agreement, dated September 29, 1982, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 16th day of April, 2019.

_____
Notary Public

