WARRANTY DEED

Karen Johnson Davidson County
Batch# 234332 DEEDWARR
05/24/2019 09:18:54 AM 2 pgs
Fees: $13.00 Taxes: $850.63

20190524-0049261

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of May, 2019

Notary Public

MY COMMISSION EXPIRES: 12/1/2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Angelle Marie Hayes	F&M Bank	117150a16400co
(NAME)	(NAME)	
1900 Richard Jones, R4	50 Franklin Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Clarksville TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Matthew Bryant and Bobbi Bryant, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Angelle Marie Hayes, a single woman,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain condominium apartment in Davidson County, State of Tennessee, described as follows, to wit:
Parcel No 164, being also Unit No. R-4 in a Horizontal Property Regime located on the Plat of Green Hills Terrace of record in Book 5200, Page 64, Register's office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Matthew Bryant and Bobbi Bryant, by deed of record in Instrument No. 20180806-0077031 , Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 1900 Richard Jones, R4, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hands this 23rd day of May, 2019.

Matthew Bryant

Bobbi Bryant

State of Tennessee
County of Davidson

Personally appeared before me Matthew Bryant and Bobbi Bryant, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 23rd day of May, 2019.

Notary Public
My Commission Expires:

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

File No.: 13925