# WARRANTY DEED

Karen Johnson Davidson County
Batch# 234816 DEEDWARR
05/24/2019 03:12:18 PM 2 pgs
Fees: $13.00 Taxes: $2,497.50

20190524-0049643

R-P-19-112

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $675,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES: 12-3-21

(AFFIX SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Tyler S. Larson and Bethany L. Larson** | **Franklin Synergy Bank** | |
| (NAME) | (NAME) | **116-16-0B-034.00-CO** |
| **112 Wentworth Avenue** | **Attn: Mortgage Department** | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37215** | **Franklin, TN 37064** | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **WILLIAM J. BRYAN, III, SPECIAL TRUSTEE OF WILLIAM J. BRYAN, JR., 2011 REVOCABLE TRUST; AND JONATHAN CARR, VICE PRESIDENT OF SUNTRUST BANK, TRUSTEE OF WILLIAM J. BRYAN, JR., 2011 REVOCABLE TRUST,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TYLER S. LARSON AND BETHANY L. LARSON, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Second Revision The Iroquois of Nashville of record in Book 6250, Pages 636-637, as revised in Book 6250, Pages 723-724 and Book 6900, Page 61-62, 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 SunTrust Bank, N.A., as Trustee of the William J. Bryan, Jr. 2011 Revocable Trust by Executors Quitclaim deed from William J. Bryan, Jr Executor of the Estate of Ann S. Bryan of record in Instrument No. 20170926-0098649 Register's Office for Davidson County, Tennessee, dated May 16, 2017 and recorded on September 26, 2017.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Plan of record in Plat Book 6250, Page 636-637, as revised in Book 6250, Pages 723-724 and Book 6900, Page 61-62, Register's Office for Davidson County, Tennessee.
- Declaration of Covenants, Conditions and Restrictions for The Iroquois of Nashville with By-Laws appended thereto, of record in Book 6657, Page 683 and Book 6684, Page 243, as amended in Book 6820, Page 732, Book 7523, Page 828, and Instrument No. 20190214-0013903, Register's Office for Davidson County, Tennessee.
- Charter of Incorporation of Iroquois Homeowners Association, Inc. of record in Book 7661, Page 875, as amended in Book 8209, page 304, in the Register's Office for Davidson County, Tennessee.
- Dedication of common area to Iroquois Homeowner's Association, Inc. of record in Book 8853, Page 662, in the Register's Office for Davidson County, Tennessee.
- Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage of record in Book 4154, Page 212 and Book 4159, Page 136, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 3432, Page 467, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 6400, Page 650, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance of record in Book 7154, Page 407 and Book 7154, Page 407, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **112 Wentworth Avenue, Nashville, Tennessee 37215**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 23rd DAY OF MAY, 2019.

William J. Bryan, Jr., 2011 Revocable Trust

BY: _____
William J. Bryan, III
Special Trustee

Suntrust Bank, Trustee

BY: _____
Jonathan Carr
Vice President

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM J. BRYAN, III, SPECIAL TRUSTEE of WILLIAM J. BRYAN, JR., 2011 REVOCABLE TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 23rd day of May, 2019.

_____
Notary Public
My Commission Expires: 1-3-22
(SEAL)

MARY FRANCES RUDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Georgia

COUNTY OF Fulton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JONATHAN CARR, VICE PRESIDENT OF SUNTRUST BANK, TRUSTEE of WILLIAM J. BRYAN, JR., 2011 REVOCABLE TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 22 day of May, 2019.

_____
Notary Public
My Commission Expires:
(SEAL)

TARA A HILL
Notary Public – State of Georgia
Hall County
My Commission Expires Jan 16, 2021

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212