Karen Johnson Davidson County
Batch# 244441 DEEDWARR
06/17/2019 01:00:53 PM 2 pgs
Fees: $13.00 Taxes: $647.50
20190617-0058033

WARRANTY DEED

MISTY M. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-14-2023

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of June, 2019

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Clarence Summey	Clarence Summey	081-01-0-013.00
(NAME)	(NAME)	
P.O. Box 325	P.O. Box 325	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, **Daniel Bryant and Lashawnda Bryant, husband and wife, as tenants by the entireties,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Clarence Summey,** 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:

Land in Davidson County, being the northwesterly 170 feet of Lot No. 3, Newton Cannon's Subdivision of Block 4 in the C.T. Sheegos Subdivision of Bordeaux, of record in Book 547, page 185, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Daniel Bryant by Special Warranty Deed from U.S. Bank National Association, as Trustee, in trust for registered holders of First Franklin Mortgage Loa Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-FF2, dated October 21, 2015, of record in Instrument No. 20151026-0108697, Register's Office for Davidson County, Tennessee. AND being the same property conveyed to Daniel Bryant and Lashawnda Bryant, husband and wife, by Quitclaim Deed from Daniel Bryant, dated January 26, 2016, of record in Instrument No. 20160201-0009511, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2019, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 547, page 185; of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 3106 Esther Avenue, Nashville, TN 37218
(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 our hands this 13th day of June, 2019.

Daniel Bryant

Daniel Bryant

Lashawnda Bryant

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Daniel Bryant and Lashawnda Bryant, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 13th day of June, 2019.

Notary Public
My Commission Expires: _____

File No.: 29519

