Karen Johnson Davidson County
Batch# 268451 DEEDWARR
08/07/2019 04:03:30 PM 2 pgs
Fees: $13.00 Taxes: $1,646.50
20190807-0078716

I hereby swear, or affirm, that the actual consideration for this transfer is $445,000.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

BRIAN D MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2023

Sworn to and subscribed before me on this 2nd day of August, 2019.

Notary Public

My Commission Expires: _____

The property is identified on the records of the Tax Assessor as Map/Parcel 103 12 0 023.00.

The name and address of the new owner and to whom the tax statement should be sent is William J. Bryan, III, 1417 Franklin Avenue, Nashville, TN 37206.

This instrument prepared by Porch, Peeler, Williams & Thomason, Attorneys, 102 South Court Square, Waverly, Tennessee 37185.

WARRANTY DEED

For and in consideration of the sum of FOUR HUNDRED FORTY-FIVE THOUSAND ($445,000.00) DOLLARS, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, ROBERT LOUIS DAVIS, this date have bargained and sold, and by these presents do transfer and convey unto WILLIAM J. BRYAN, III, singleman, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, and being more particularly described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows; to wit: being land in Davidson County, Tennessee, being Lot No. 17 and the Southerly one-half of Lot No. 18, Block "L" on the Map of Cherokee Park, Section No. 3, as of record in Book 843, pages 2 and 3, Register's Office for said County. Said lot and part of said lot adjoin and front together 90 feet on the Westerly side of Cherokee Road and run back between lines 125.585 feet more or less on the Northerly part of Lot No. 18 and 125.45 feet on the Southerly line of Lot. No. 17, to a dead line on which they measure 90 feet.

Being the same property conveyed to Robert Louis Davis by deed of record in Book 4239, page 358, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. All matters shown on the Plan of record in Plat Book 843, Page 2 and 3, Register's Office for Davidson County, Tennessee.

2. Restrictions of record in Book 819, Page 163, in the Register's

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-VRES19207

Office for Davidson County, Tennessee.

3. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

4. The lien of the *ad valorem* real property taxes assessed and levied on the property by Davidson County, Tennessee for the year 2019 which will be prorated as of this date and paid by the Grantee when due.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said WILLIAM J. BRYAN, his heirs and assigns, forever.

I covenant with the said WILLIAM J. BRYAN that I am lawfully seized and possessed of said land in Fee Simple, have a good right to convey it, and the same is unencumbered except as set forth above. I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said WILLIAM J. BRYAN, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 2ND day of August, 2019.

Robert Louis Davis

Robert Louis Davis

STATE OF TENNESSEE)
)
COUNTY OF HUMPHREYS)

Personally appeared before me, a Notary Public in and for said County and State, the within named ROBERT LOUIS DAVIS, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 2ND day of August, 2019.

TRACY L. HARRELL STATE OF TENNESSEE NOTARY PUBLIC HUMPHREYS CO.

Notary Public

My Commission Expires: 8/16/21

N:\B\Bryan\William J\Real Estate\Davidson Co\103 12 0 023.00\warranty deed.wpd