WARRANTY DEED

Karen Johnson Davidson County
Batch# 268467 DEEDWARR
08/08/2019 07:51:04 AM 2 pgs
Fees: $13.00 Taxes: $1,361.60

20190808-0078740

Y-C-19-6924

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $368,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF AUGUST, 2019.

Stacey Denson Palmer
Notary Public

MY COMMISSION EXPIRES: 1/3/23
(AFFIX SEAL)

STACEY DENSON PALMER
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)
Samantha Rose	~~New Owner~~ Pennymac Loan Services	
(NAME)	(NAME)	
6924 Stone Run Drive	1761 E. Saint Andrews Pl	180-03-0A-007.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Santa Ana, CA 92705	
(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, **DAWSON BRYANT AND WIFE, GRAYSON BRYANT,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SAMANTHA ROSE, A SINGLE WOMAN,** 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. 7 on the Plan of Section 1A, Stone Creek Park, R20 Residential P.U.D of record in Plat Book 9700, Page 266 and amended in Book 9700, Page 329, 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 Dawson Bryant and wife, Grayson Bryant by Warranty deed from Terri L. McNeilage N/K/A Terri Bowen of record in Instrument No. 20160104-0000230 Register's Office for Davidson County, Tennessee, dated December 31, 2015 and recorded on January 04, 2016. (Value of consideration shown in aforementioned deed $289,900.00.) Being also known as 6924 Stone Run Drive Nashville, Tennessee 37211.

This conveyance is subject to:

- Taxes for the year 2019, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 9700, Page 266 and amended in Book 9700, Page 329, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 10324, Page 365, as amended in Instrument No. 20010719-0076875, Register's Office for Davidson County, Tennessee.
- Charter of HOA of record in Book 10324, Page 358, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 6218, Page 199, in the Register's Office for Davidson County, Tennessee.
- Water Use Agreement of record in Book 6068, Page 119, in the Register's Office for Davidson County, Tennessee.
- Dedication of common area to Stone Creek Park Subdivision Homeowner's Association of record in Book 10763, Page 909, in the Register's Office for Davidson County, Tennessee.
- Easement for encroachment of record in Book 10487, Page 632, in the Register's Office for Davidson County, Tennessee.
- Easement for ingress and egress of record in Book 10716, Page 596, 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: **6924 Stone Run Drive, Nashville, Tennessee 37211**.

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 6th DAY OF AUGUST, 2019.

Dawson Bryant

Grayson Bryant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAWSON BRYANT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th of August, 2019.

Notary Public
My Commission Expires: 11/8/21
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GRAYSON BRYANT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th of August, 2019.

Notary Public
My Commission Expires: 11/8/21
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

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