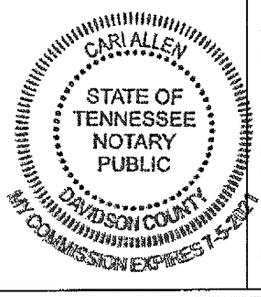
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th day of September 2019.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 7-5-21

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Joye Bryant	Joye Bryant	175 02 0B 057.00 CO
(NAME)	(NAME)	
1546 Sprucedale Drive	1546 Sprucedale Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 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, I/WE, **James M. Thayer, a single person and David B. Thayer and Dona Dyer, husband and wife,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Joye Bryant,** unmarried , 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 the first Civil District of Davidson County, Tennessee, being all of Unit No. 602, as shown on Exhibit B to the Supplemental Declaration of Covenants, Conditions, and Restrictions and Master Deed of Old Hickory Commons, Sections Two and Three, filed for record as Instrument Number 20081117- 0113467, of said Registers Office by Instrument Number 20130322-0028759, and amended in Instrument Number 20140207-0011094, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to James M. Thayer, a single person and David B. Thayer and Dona Dyer, husband and wife by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation dated March 07, 2016 and recorded March 18, 2016 as Instrument No. 20160318-0025782, in said Register's Office for Davidson County, Tennessee.

PoA for Dona Dyer recorded _____ _____, 2019as Instrument No. 201909260097939, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐This is improved ☒ property, known as 1546 Sprucedale Drive, Antioch, TN 37013

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.

File Number: MFR-1909379SSO

Karen Johnson Davidson County
Batch# 291594 DEEDWARR
09/26/2019 10:34:30 AM 3 pgs
Fees: $18.00 Taxes: $666.00
20190926-0097940

Witness our hands this 19th day of September, 2019

James M. Thayer

David B. Thayer

Dona Dyer by David B. Thayer as Attorney in Fact

James M. Thayer

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named James M. Thayer, and David B. Thayer , the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of September, 2019.

Notary Public

My Commission Expires: 3-7-23
(SEAL)

RHONDA BURGESS HOWSE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this the 19th day of September, 2019, before me personally appeared **David B. Thayer** to me known, or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument in behalf of **Dona Dyer** as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said **Dona Dyer.**

WITNESS my hand and official seal at Murfreesboro, TN, this 19th day of September, 2019 .

Notary

My Commission Expires: 3-7-23
(SEAL)

RHONDA BURGESS HOWSE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

File Number: MFR-1909379SSO

Certificate of Authenticity

I, Venikkia Branch, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law

Signature

State of Tennessee
County of Davidson
Personally appeared before me, Cari Allen a notary public for this county And state, Venikkia Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

My Commission Expires: 7-5-21