WARRANTY DEED

Karen Johnson Davidson County
Batch# 330615 **DEEDWARR**
12/16/2019 03:56:42 PM 2 pgs
Fees: $13.00 Taxes: $2,220.00

20191216-0129712

RT-RS-19-1209A

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF DECEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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)
James R. Sigler	**New Owner**	
(NAME) **1209 Sweetbriar Avenue**	(NAME) 1 Peabody Lane	**118-01-0-037.00**
(ADDRESS) **Nashville, TN 37212**	(ADDRESS) Marblehead, MA 01945	
(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, **JIMMIE BRYANT, JR.,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAMES R. SIGLER, MARRIED,** 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:

Beginning at a concrete monument on the southerly margin of Sweetbrier Avenue, said point being 215 feet west of the westerly margin of Granny White Pike; thence S 3 degree 52 minute W. a distance of 303.98 feet to an iron pin; thence N 88 degree 11 minutes W, a distance of 50 feet to an iron pin; thence N 3 degrees 57 E, a distance of 303.98 feet to an iron pin; said point being on the southerly margin of Sweetbrier Avenue; thence along the southerly margin of Sweetbrier Avenue S 86 degree 08 minute E, a distance of 50 feet to the point of beginning. Being Lot 7B on plan of record in Book 435, page 14, R.O.D.C.

Being the same property conveyed to Jimmie Bryant, Sr. and Jimmie Bryant, Jr., by Warranty deed from Edward C. Anderson, Jr of record in Book 10479, page 122, Register's Office for Davidson County, Tennessee, dated May 23, 1997 and recorded on June 04, 1997.

Being the same property conveyed to Jimmie Bryant, Jr., by Quitclaim deed from Cheryl Lowe-Kirkwood of record in Instrument No. 20130618-0062129 Register's Office for Davidson County, Tennessee, dated February 26, 2013 and recorded on June 18, 2013.

Being the same property conveyed to Jimmie Bryant, Jr., by Quitclaim deed from Annie Stanford of record in Instrument No. 20130618-0062132 Register's Office for Davidson County, Tennessee, dated April 09, 2013 and recorded on June 18, 2013.

Being the same property conveyed to Jimmie Bryant, Jr., by Quitclaim deed from Rhonda Lowe of record in Instrument No. 20130618-0062131 Register's Office for Davidson County, Tennessee, dated May 01, 2013 and recorded on June 18, 2013.

Being the same property conveyed to Jimmie Bryant, Jr., by Quit claim deed from Bennie Johnson, Jr., of record in Instrument No. 20130618-0062130 Register's Office for Davidson County, Tennessee, dated May 13, 2013 and recorded on June 18, 2013.

Being the same property conveyed to Jimmie Bryant, Jr., by Quitclaim deed from Edwinna Carr of record in Instrument No. 20130717-0073954 Register's Office for Davidson County, Tennessee, dated July 05, 2013 and recorded on July 17, 2013.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 4350, Page 14, 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: **1209 Sweetbriar Avenue, Nashville, Tennessee 37212**.

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 11 DAY OF DECEMBER, 2019.

Jimmie Bryant, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JIMMIE BRYANT, JR., 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 11th of December, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

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