Karen Johnson Davidson County
Batch# 351414 DEEDWARR
01/31/2020 09:05:00 AM 2 pgs
Fees: $13.00 Taxes: $2,904.50
20200131-0011469

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 191224196

RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $785,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of January, 2020.

Notary Public

My Commission Expires: 5-9-2023

EMILY H. PROPHET
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Harvey Brett Alfrey and Jennifer Wiseman Alfrey 1354 Burton Valley Road Nashville TN 37215	New Owner	Tax Parcel ID No. 131-10-0-045.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Thomas H. Bryant and Sarah Bryant, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Harvey Brett Alfrey and Jennifer Wiseman Alfrey, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 108, as shown on the map entitled Seven Hills Section Two First Addition, of record in Plat Book 2663, page 51, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to THOMAS H. BRYANT and wife, SARAH BRYANT, by deed from JOHN W. HAYS and spouse, KAREE HAYS, of record in Instrument No. 20061005-0124082, dated September 22, 2006 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 131-10-0-045.00.

Matters shown on the Plan of record in Plat Book 2663, page 51, said Register's Office.

This is improved property located at 1354 Burton Valley Road Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of January, 2020.

Thomas H. Bryant

Sarah Bryant

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Thomas H. Bryant and Sarah Bryant, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of January, 2020.

Notary Public

My Commission Expires: _____

