Karen Johnson Davidson County
Batch# 356788 DEEDWARR
02/11/2020 02:40:30 PM 3 pgs
Fees: $18.00 Taxes: $1,757.13
20200211-0015713

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $474,900.00. Affiant Subscribed and sworn to before me, this the 5th day of February, 2020. Notary Public My commission expires: 5-2-22

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
James A. Bryant Jr. Aliah Janae Bryant	Better Mortgage Corporation	071-11-0-0173.00
316 Pullen Avenue	120 Broadway 5th Floor	
Nashville, TN 37207	New York, NY 10271	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BETHESDA CONSTRUCTION, LLC**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES A. BRYANT, JR. AND ALIAH JANAE BRYANT, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the Easterly 50 feet of Lot No. 50 on the Plan of Trinity Heights Addition, Subdivision of Bass Lands of record in Plat Book 161, Page 38, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of said lot fronting 50 feet on the Southerly side of Pullen Avenue and running back Southwardly between parallel lines 150 feet, more or less, to an alley.

Being a portion of the same property conveyed to Joseph Daniel Northcutt and Kevin Daniel Grimes a/k/a Kevin D. Grimes by Warranty deed from Michael W. O'Neill of record in Instrument No. 20091125-0108340 Register's Office for Davidson County, Tennessee, dated November 23, 2009 and recorded on November 25, 2009.

Being a portion of the same property conveyed to Kevin D. Grimes and Joseph D. Northcutt, Both unmarried as tenants in common with rights of survivorship by Quit Claim deed from Joseph Daniel Northcutt, unmarried and Kevin Daniel Grimes, unmarried of record in Instrument No. 20150319-0023665 Register's Office for Davidson County, Tennessee, dated March 11, 2015 and recorded on March 19, 2015.

Being a portion of the same property conveyed to Joseph Daniel Northcutt and husband, Kevin Daniel Grimes by Quit Claim deed from Joseph Daniel Northcutt and Kevin Daniel Grimes of record in Instrument No. 20150723-0072252 Register's Office for Davidson County, Tennessee, dated July 17, 2015 and recorded on July 23, 2015.

Being the same property conveyed to Sugartree Properties, LLC by Warranty deed from Joseph Daniel Northcutt and Kevin Daniel Grimes, marreid of record in Instrument No. 20171207-0125079 Register's Office for Davidson County, Tennessee, dated December 4, 2017 and recorded on December 7, 2017.

Being the same property conveyed to Bethesda Construction, LLC by Warranty deed from SugarTree Properties, LLC of record in Instrument No. 20190103-0000909 Register's Office for Davidson County, Tennessee, dated December 31, 2018 and recorded on January 3, 2019.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 316 Pullen Avenue, Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 5th day of February, 2020.

Bethesda Construction, LLC, a Tennessee Limited Liability Company

By: _____
William R. Greenleaf, Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named William R. Greenleaf, Authorized Member, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Member of Bethesda Construction, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 5th day of February, 2020.

_____
Notary Public

My Commission Expires: 5/3/21

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022