THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P20-28220

Karen Johnson Davidson County
Batch# 386859 **DEEDWARR**
04/16/2020 11:24:10 AM 2 pgs
Fees: $13.00 Taxes: $2,590.00

20200416-0039906

R.L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 700,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF April, 2020

Notary Public

MY COMMISSION EXPIRES: June 8, 2024

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Watkins, Trustee of The Oman Dynasty Trust	Property Address	MAP
155 Davidson Road		PARCEL 116-05-0-021.00
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Barry P. Bryant and wife, Lisa Cowan**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Charles Watkins, Trustee of The Oman Dynasty Trust dated December 16, 2012**

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 Davidson County, Tennessee, being Lot No. 336 on the Plan of Hillwood Estates, Section 12, of record in Book 2663, page 109, Register's Office for Davidson County, Tennessee.

Said Lot No. 336 fronts 175 feet on the Southerly side of Davidson Road and runs back 270.6 feet on the Westerly lot line and 324.8 feet on the Easterly lot line to a line in the rear which measures 183.2 feet thereon.

Being the same property conveyed to Barry P. Bryant and wife, Lisa Cowan by Warranty deed from Virginia B. Cowan, unmarried of record in Book 7808, page 877, Register's Office for Davidson County, Tennessee, dated March 31, 1989 and recorded on April 04, 1989.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **155 Davidson Road, Nashville, TN 37205.**

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.

Witness our hand(s) this the 15th day of April, 2020.

Barry P. Bryant

Lisa Cowan

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Barry P Bryant** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 15th day of April, 2020.

My Commission expires: Jan 8, 2024

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

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

Witness my hand and official seal this the 15th day of April, 2020.

My Commission expires: Jan 8, 2024

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC

Notary Public