Karen Johnson Davidson County
Batch# 437542 DEEDWARR
07/14/2020 03:33:30 PM 5 pgs
Fees: $28.00 Taxes: $3,071.00
20200714-0077106

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

33335-1
Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Worcester A. Bryan, IV 900 Woodland Street, Nashville, TN 37206	New Owner	08216008300

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Bryan, Ward & Elmore, Inc., a Tennessee corporation** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **Worcester A. Bryan, IV and Elaine D. Bryan, husband and wife** (hereinafter collectively referred to as the "**Grantees**"), their heirs and assigns, certain land in Davidson County, State of Tennessee, described in Exhibit A, attached hereto and incorporated herein by this reference:

BEING all of the same property being conveyed to Bryan, Ward & Elmore, Inc., a Tennessee corporation by general warranty deed dated April 8, 1983 from Mary L. Ray Cunningham, a widow, of record in Book 6034, Page 640, Register's Office for Davidson County, Tennessee.

THIS is improved property known as 900 Woodland Street, Nashville, TN 37206.

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 Grantor covenants with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit B; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

[Signatures appear on the following page.]

IN WITNESS WHEREOF, the Grantor has executed this instrument this 14th day of July, 2020.

Bryan, Ward & Elmore, Inc., a Tennessee corporation

By: _____
Name: W. Allen Bryan, III
Its: President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared W. Allen Bryan, III, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be the President of Bryan, Ward & Elmore, Inc., a Tennessee corporation, the within-named bargainor, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by himself as President.

WITNESS my hand, at office, this 14th day of July, 2020.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

_____
Notary Public
My Commission Expires: 1/17/21

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $830,000.00.

_____
Affiant

Subscribed and sworn to before me this
14th day of July, 2020.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

_____
Notary Public
My Commission Expires: 1/17/21

EXHIBIT A

Legal Description

TRACT NO. I:

BEING the eastern 47 feet of Lot No. 41, of Barrow's Addition to Edgefield, now East Nashville, as of record in Plan Book No. 1, Page 13, Chancery Court at Nashville, Tennessee.

SAID easterly part of Lot No. 41 fronts 47 feet on the southerly side of Woodland Street and runs back between parallel lines 170 feet to an alley.

TRACT NO. II:

BEING the southeasterly part of Lot No. 42 and a part of the westerly 3 feet of Lot No. 41 on the Plan of Barrow's Addition to Edgefield, now East Nashville, as of record in Plan Book 1, Page 13, Chancery Court of Nashville, Tennessee, and described together according to a survey made by Barge, Waggoner & Sumner, Engineers, on April 30, 1965, as follows:

BEGINNING on an iron pin in the southerly margin of Woodland Street being located N 65° 05' E 3 feet from common front corner of Lots Nos. 41 and 42; running thence, S 25° 14' E 169.86 feet to an iron pin in the northerly margin of an alley; thence, with the northerly margin of said alley, S 65° 05' W 42.34 feet to an iron pin in the easterly margin of south Ninth Street, as re-located and established; thence, with the easterly margin of South Ninth street, as re-located and established, in a northeasterly direction on a curve with a radius of 193.72 feet a distance of 69.50 feet and on a curve with a radius of 243.72 feet, a distance of 106.37 feet to an iron pin in the southerly margin of Woodland Street; thence, with the southerly margin of Woodland Street, N 65° 05' E 0.98 feet to the BEGINNING.

EXHIBIT B

Permitted Encumbrances

1. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

2. Taxes for the year 2020 and subsequent years, not yet due and payable. Map and Parcel 08216008300. Property taxes have been prorated as part of closing and assumed by the Grantees.

3. All Matters as shown on the Plan of record in Plan Book 1, Page 13 in the Chancery Court of Nashville, Tennessee.

4. Restrictive Covenants for the Metropolitan Development and Housing Agency in the East Bank Redevelopment District, of record in Book 10078, Page 364; Book 10169, Page1; and Book 11625, Page 241, Register's Office for Davidson County, Tennessee.

I, John T. Cook, do hereby make oath that I am a licensed attorney and 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.

John T. Cook

State of Tennessee
County of Davidson

Personally appeared before me, Katherine Goodson a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Goodson
Notary Public

My commission expires: Jan. 3, 2023

