THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P20-29547A

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 360,000.00.

Lucille C Jenkins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY December, 2020

Notary Public

MY COMMISSION EXPIRES: Jan 8. 2024

(AFFIX SEAL)

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

Karen Johnson Davidson County
Batch# 537639 DEEDWARR
12/18/2020 11:01:00 AM 2 pgs
Fees: $13.00 Taxes: $1,332.00

20201218-0150170

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harrison S. Bryant	Capstar Bank	MAP
2060 Graybar Lane	2002 Richard Jones Rd	PARCEL 117-11-0D-030.00-CO
Nashville, TN 37215	Nashville TN 37215	
(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, I, **Donovan McAbee**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Harrison S. Bryant, an unmarried man**

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:

Being Unit Number 2060 of Tumberry Square, a Horizontal Property Regime Established by Master Deed of record in Book 6686 at Page 166 as amended in Book 6814, Page 165 and Supplemental Declaration of record in Book 8747, Page 521, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium site plan attached as exhibit "IT to the aforementioned Master Deed.

Being the same property conveyed to Donovan McAbee by Warranty deed from Lindsay Porter now known as Lindsay Thomas of record in Instrument No. 20130502-0044536 Register's Office for Davidson County, Tennessee, dated April 30, 2013 and recorded on May 02, 2013. (Value of consideration shown in aforementioned deed $231,000.00.)

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 **2060 Graybar Lane, Nashville, TN 37215.**

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 my hand( ) this the 14th day of December, 2020.

Donovan McAbee

& Megan Hamilton McAbee

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 **Donovan McAbee** 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 14th day of December, 2020.

My Commission expires: Jan 5, 2024

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

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 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. **

Megan Hamilton McAbee

Witness my hand and official seal this the 14th day of December, 2020.

My Commission expires: Jan 5, 2024

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN