Karen Johnson Davidson County
Batch# 595616 DEEDWARR
03/19/2021 11:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20210319-0036650

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210132480**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $425,000.00. Debbie Lester Affiant Subscribed and sworn to before me, this 18th day of March, 2021. Notary Public My Commission Expires: 3/6/24

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner: Robert Bryant 2222 Craigmeade Circle Nashville TN 37214	Send Tax Bills To: Geneva Financial LLC 3155 South Prince Rd Ste 105 Chandler, AZ 85248	Tax Information: Tax Parcel ID No. 095 06 0 006.00

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, **Emily Dyer Gulick fka Emily Dyer, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert Bryant , a single man,** ("Grantees"), its 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 No. 14, on the Plan of Craigmeade Subdivision, Section I, of record in Plat Book 2900, Page 121, 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 Lot No. 14 fronts 75 feet on the Southwesterly side of Craigmeade Circle and runs back 557.5 feet on the Northwesterly line, which is a broken line, and 454.8 feet on the Southeasterly line to a broken line measuring 106.6 feet thereon.

Being the same property conveyed to Emily Dyer, unmarried by Warranty Deed from Doreen H. Abbott and husband, James L. Abbott, Jr., of record in Instrument No. 20150402-0029097, in the Register's Office for Davidson County, Tennessee, dated March 27, 2015 and recorded on April 02, 2015.

The execution of this instrument is effected by the signature of Emily Dyer Gulick as Attorney-in-fact for Joshua Gulick, which Power of Attorney is recorded in Instrument Number _202103190036649_, in said Register's office.

Emily Dyer having since married and is now known as Emily Dyer Gulick. Joshua Gulick husband of Emily Dyer Gulick joins in this conveyance to convey to convey any and all marital interest he may have in subject property.

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.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Craigmeade Subdivision, Section I, as recorded in Plat Book 2900, Page(s) 121.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3135, Page 283 and modified in Book 6680, Page 862.

Easement for Flowage, recorded in Book 2245, Page 507.

Title to that portion of the land lying below the ordinary low water mark of the Mill Creek.

Easement for the flow of the waters of the Mill Creek, and the rights of the public therein.

Rights of upper and lower riparian owners to the flow of the waters of the Mill Creek, free from diminution or pollution.

This is improved property located at 2222 Craigmeade Circle Nashville TN 37214

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 18th day of March, 2021.

Emily Dyer Gulick, fka Emily Dyer

Joshua Gulick by Emily Dyer Gulick, attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Emily Dyer Gulick, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of March, 2021.

Notary Public

My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Emily Dyer Gulick, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Joshua Gulick and that she is authorized by Joshua Gulick to execute this instrument on their behalf.

WITNESS my hand, at office, this 18th day of March, 2021.

Notary Public

My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021

True Copy Certification

I, Anita Lester, 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 TENNESSEE

County of DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester 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: 3/6/24
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.