THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 36620-09-2021** Karen Johnson Davidson County Batch# 729027 DEEDWARR 10/01/2021 03:14:30 PM 4 pgs Fees: $23.00 Taxes: $2,571.50 20211001-0132596	STATE OF TENNESSEE, COUNTY OF ~~DAVIDSON.~~ Wilson The actual consideration or value, whichever is greater, for this transfer is: $695,000.00. Affiant Subscribed and sworn to before me this 29th day of September, 2021. Notary Public My Commission Expires: 2/12/23

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Kristoff Baggan, Laurie Elizabeth Baggan 4054 Bryce Road Nashville, TN 37211	JP Morgan Chase 700 Kansas Ln. Monroe, LA 71203	Map and Parcel No.: 172150C00100CO

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, **William O'Bryan, III and wife, Katherine O'Bryan** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Kristoff Baggan and Laurie Elizabeth Baggan, husband and wife** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4054 Bryce Road, Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and binds themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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, Grantors have executed this instrument on the 29th day of September, 2021.

William O'Bryan, III

Katherine O'Bryan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William O'Bryan, III and Katherine O'Bryan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of September, 2021.

Notary Public

My Commission Expires:

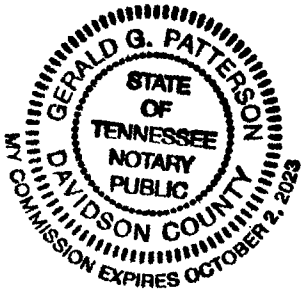


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Resubdivision of Lots 1, 2, 3 & 900 of Brentwood Knoll Phase 1, of record in Instrument No. 20110810-0061566, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to William R. O'Bryan, III and wife, Katherine O'Bryan, by deed dated September 27, 2013 from Southern Elite Custom Homes, LLC, a Tennessee limited liability company, of record in Instrument No. 20130930-0102256, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2021, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. Map and Parcel No. 172150C00100CO.
2. Declaration of Covenants, Conditions and Restrictions for Brentwood Knoll of record in Instrument No. 20120416-0032221, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Instrument No. 20110810-0061566, Register's Office for Davidson County, Tennessee.
4. Storm water detention agreement of record in Instrument No. 20051230-0156498, Register's Office for Davidson County, Tennessee.

I, Dana Thomas, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on this 30th day of September, 2021

Dated 9-30-21

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Dana Thomas who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 30th day of September, 2021

My commission expires: 2/12/23

Notary Public

Amy Cross Nance
State of Tennessee Notary Public
Williamson County