WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

X Deborah Byrd
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22ND DAY OF FEBRUARY, 2001.

Notary Public

MY COMMISSION EXPIRES: ~~May 26, 2002~~ AT LARGE

(AFFIX SEAL)

NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires MAR. 25, 2001

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL NUMBERS
Julie A. Steele	1st Trust Bank for Savings	51-10-B-63
(NAME) 238 Ellington Place	(NAME) P.O. Box 17257	
(ADDRESS) Madison, Tennessee 37115	(ADDRESS) Memphis, TN 38187-0257	
(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, WE, David A. Byrd, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Julie A. Steele unmarried, 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:

A certain tract or parcel of land situated in Davidson County, Tennessee, and described as follows:

A certain condominium apartment in Davidson County, Tennessee, described as follows: Unit 238 in a Horizontal Property Regime, which is located on the Plan of Ellington Place Condominium, a plat of which is shown as Exhibit "C" of the Master Deed of record in Book 6984, Page 84, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description, and being part of the land shown on the subdivision plat of Ellington Place Condominium, of record in Book 6250, Page 829, Register's Office for Davidson County, Tennessee. Said condominium apartments are conveyed together with all appurtenant ownership in the common elements and limited common elements of Ellington Place Condominium, as set out in the Master Deed.

Being the same property conveyed to David A. Byrd, by deed of record in Book 8477, Page 696, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐
This is improved ☒ property, known as 238 Ellington Place, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Davidson County DEEDWARR
Recvd: 03/05/01 07:58 2pgs
Fees:11.00 Taxes:277.50

20010305-0020100

Witness my/our hand(s) this 22nd day of February, 2001.

David A. Byrd

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 David A. Byrd with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 22nd day of February, 2001.

Commission expires: May 26, 2002

Elizabeth E. Triplett, Notary Public