# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $103,900.00

Kaye Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15TH DAY OF AUGUST, 2001

Notary Public

MY COMMISSION EXPIRES: 1-18-05
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 08/17/01 12:47 2pgs
Fees:13.00 Taxes:384.43
20010817-0089174

MARK R. SHARBER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

**THIS INSTRUMENT WAS PREPARED BY**
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Sandra A. Onate | RIGHT MORTGAGE Co | Map 75 |
| (NAME) 908 Libby Lane | (NAME) 106-B West Hills DR | Group 11 |
| (ADDRESS) Hermitage, TN 37076 | (ADDRESS) LEBANON, TN 37087 | Parcel 282 |
| (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, Thomas S. Byrne and Wife, Kari Byrne and Sara Ann Stafford and Husband, Jack A. Stafford, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sandra Mata A. Ornate, 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 Lot No. 65 on the Plan of Meadows of Tulip Grove, Section Three, as of record in Plat Book 6900, Page 262, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Thomas S. Byrne, unmarried and Sara Ann Stafford, married by deed from Tacopa Land, LLC of record in Deed Book 10190, page 77, Register's Office for said County.

The said Thomas S. Byrne having since married, is joined in this conveyance by his wife Kari Byrne.

The said Sara Ann Stafford is joined in this conveyance by her husband Jack A. Stafford.

This conveyance is subject to Restrictive Covenants of record in Deed Book 6900, page 262, Register's Office for said County.

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

unimproved ☐

This is improved ☒ property, known as 908 Libby Lane, Hermitage, TN 37076

(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.

Witness my/our hand(s) this.

Sara Ann Stafford
Sara Ann Stafford

Jack A. Stafford
Jack A. Stafford

Thomas S. Byrne
Thomas S. Byrne

Kari Byrne
~~Karie Byrne~~ Kari Byrne

STATE of Tennessee
COUNTY of Wilson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Thomas S. Byrne and Wife, Kari Byrne and Sara Ann Stafford and Husband, Jack A. Stafford the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 15th day of August, 2001.

My Commission Expire:_____

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires January 23, 2002

**File Number2108007**

**RETURN TO:**
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122