Box 13 # 7856



My Commission Expires MAY 23, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,500.00

Heidi Jo Clagh
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of April, 2004.

Beth Triplett
Notary Public

MY COMMISSION EXPIRES: March 10, 2007.

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
First American Title Insurance Company, 6 Cadillac Drive, Suite 190, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph Fritz Kreidler Sr.	Columbia National, Inc.	136-14-0 135
(NAME)	(NAME)	
665 Lake Terrace Drive	7142 Columbia Gateway Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Columbia MD 21046	
(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 ANTHONY BYRD, ~~MARRIED~~

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JOSEPH FRITZ KREIDLER SR.,

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:

Land in Davidson County, Tennessee, being Lot No. 133 on the Revised Plan of Castlegate Section 2-A of record in Book 5200, Page 10, Register's Office, for said County. Said Lot No. 133 fronts 90.01 feet on the westerly margin of Lake Terrace and extends back between lines 172.00 feet on the northerly line, 171.98 feet on the southerly line, to a line on the rear on which it measures 86.14 feet.

Being the same property conveyed to David A. Byrd by Quitclaim Deed dated September 30, 1991 from Alyson Byrd of record in Book 8480, Page 564, Register's Office for Davidson County, TN.

Upon oath, David Anthony Byrd does hereby warrant, covenant and certify that the aforedescribed real property is not their homestead as defined by Statue.

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.

unimproved ☐

This is improved ☒ property, known as 665 Lake Terrace Drive, Nashville, TN 37217

(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 30th day of April, 2004.

David Anthony Byrd
David Anthony Byrd

Davidson County DEEDWARR
Recvd: 05/12/04 15:24 2pgs
Fees:13.00 Taxes:527.25



20040512-0055322

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 Anthony Byrd, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood , Tennessee this 30th day of April, 2004

Commission expires: March 10, 2007

Brenda R. Eckman Notary Public At Large Williamson County, Tennessee

Brenda R Eckman

Notary Public