WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

47

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$97,500.00**

Catherine Hamrick
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF NOVEMBER, 2004.

Bertie Jo Whitaker
Notary Public

MY COMMISSION EXPIRES: 9-22-07
(AFFIX SEAL)

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE JEFFERSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Bertie Jo Whitaker
My Commission Expires
September 22, 2007
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Castleman Title & Escrow, LLC 110 Glancy Street, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Catherine M. Hamrick	National Bank of Commerce	Map 61-06
(NAME)	(NAME)	
4101 Hutson Avenue	115 29th Avenue South	Parcel 73
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, TN 37212	
(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, **George E. Byrum, and wife Lillie Byrum,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Catherine M. Hamrick, an unmarried person**, 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. 2 on a Resubdivision of Lots 198, 199, 200 and 201 of Maplewood Heights, 2nd Addition, as of record in Plat Book 3500, page 12, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to George E. Byrum and wife, Lillie Byrum, by deed from H & W Builders, Inc., of record in Book 3614, page 449, Register's Office for Davidson County, Tennessee.

Patricia Byrum Hutchinson executes this instrument as Attorney-in-Fact on behalf of George E. Byrum and Lillie Byrum, pursuant to their Powers of Attorney being recorded in Instrument No. 20041123-0140158 and in Instrument No. 20041123-0140159, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 11/23/04 09:13 2pgs
Fees:13.00 Taxes:360.75

20041123-0140160

unimproved ☐

This is improved ☒ property, known as **4101 Hutson Avenue, Nashville, TN 37216**
(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 our hands this 19th day of November, 2004.

George E Byrum
George E Byrum

Lillie Byrum
Lillie Byrum

Patricia Byrum Hutchinson Attorney-in-Fact
By: Patricia Byrum Hutchinson, Attorney-in-Fact

Not Patricia Byrum Hutchinson Attorney-in-Fact
By: Patricia Byrum Hutchinson, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 19th day of November, 2004, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Patricia Byrum Hutchinson ,** to me known to be the Person(s) who executed the foregoing instrument in behalf of **George E. Byrum and wife, Lillie Byrum**, and who acknowledged that she executed the same as the free act and deed of the said **George E. Byrum and wife, Lillie Byrum** .

Witness my hand and official seat at Goodlettsville , Tennessee, this the 19th day of November, 2004.

My Commission Expires: 09-22-07

Notary Public

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Bertie Jo Whitaker
My Commission Expires
September 22, 2007
STATE OF TENNESSEE