WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/13/05 12:36 2 pgs
Fees:13.00 Taxes:694.49

20050713-0081174

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 187,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **26TH** DAY OF MAY, 2005.

Notary Public

MY COMMISSION EXPIRES: ~~July 19, 2008~~. 11-22-08

(AFFIX SEAL)

LEEZA OSBORNE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 22, 2008

THIS INSTRUMENT WAS PREPARED BY
ESQUIRE TITLE & ESCROW, INC., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOHN ROBERTS	Same As New Owner	126-15-0-A 172.00 CO
(NAME)	(NAME)	
7992 BOONE TRACE		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37221	,	
(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, **CHARLIE GLENN BYRUM and LESA ANNETTE BYRUM, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN ROBERTS and JULIE ROBERTS, husband and wife,** 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. 133 ON THE PLAN OF SECTION THREE BOONE TRACE AT BILTMORE OF RECORD IN BOOK 9700, PAGE 759, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR AMORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO CHARLIE GLENN BYRUM and LESA ANNETTE BYRUM, husband and wife BY DEED FROM RYAN HOMES PER JIM SPANGLER VICE PRESIDENT, OF RECORD IN BOOK 11720, PAGE 410 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☒ property, known as **7992 BOONE TRACE, NASHVILLE, TN 37221**

(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 26th day of May, 2005.

Charlie Glenn Byrum
CHARLIE GLENN BYRUM

Lesa Annette Byrum
LESA ANNETTE BYRUM

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned , of State and County, aforesaid, personally appeared **CHARLIE GLENN BYRUM and LESA ANNETTE BYRUM, husband and wife**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and whom, upon oath, acknowledged themselves to be the persons whom executed the foregoing instrument for the purpose therein contained, and that they executed the same as her free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 26th day of May, 2005.

Commission expires: July 19, 2008

JUSTIN TATUM Notary Public

JUSTIN TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008