# WARRANTY DEED

FILE BOX 19B
06-05-060-C

State of Tennessee )
County of Davidson )

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $242,200.00.

Myra E. Byrd
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 19th day of June, 2006

Notary Public

My Commission Expires: 03/31/07 (AFFIX SEAL)

SCOTT D. PEACE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

**THIS INSTRUMENT WAS PREPARED BY**

**Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027**

| ADDRESS FOR NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL-NUMBERS |
|---|---|---|
| **MYRA E. BYRD, UNMARRIED** | New Owner | 182-12-A |
| (NAME) 7084 Red Apple Road | (NAME) | 85.00CO |
| (ADDRESS) Antioch, TN 37011 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

**FOR AND CONSIDERATION** of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **MICHAEL SULLIVAN BUILDERS, G.P A TENNESSEE GENERAL PARTNERSHIP**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MYRA E. BYRD, UNMARRIED**, hereinafter called the Grantee(s), 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. 241 on the Plan of Phase Six, Section Three, Apple Valley, a Residential Planned Unit Development, of record in Instrument No. 20050125-0008848, 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 part of the same property conveyed to MICHAEL SULLIVAN BUILDERS, G.P., A TENNESSEE GENERAL PARTNERSHIP, by Deed from DESIGNER HOMES, G.P., A TENNESSEE GENERAL PARNTERSHIP of record in Instrument No. 20060109-0003145, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of Apple Valley, of record in Instrument No. 20020724-0088783 and made applicable in Instrument No. 20050125-0009045, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☒
Improved ☐ **property known as: 7084 Red Apple Road, Antioch, TN, 37011.**

(House Number) (Street) (City or Town) (State) (Zip)

Davidson County DEEDWARR
Recvd: 07/07/06 11:50 2 pgs
Fees:13.00 Taxes:896.14

20060707-0081728

**TO HAVE AND TO HOLD** the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF,** its hands, this 19th day of June, 2006

**MICHAEL SULLIVAN BUILDER'S G.P.,**
**A TENNESSEE GENERAL PARTNERSHIP**

**By:** _____
**MICHAEL SULLIVAN, GENERAL PARTNER**

STATE OF Tennessee )
COUNTY OF Davidson )

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **MICHEAL SULLIVAN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the General Partner of **MICHAEL SULLIVAN BUILDERS, G.P A TENNESSEE GENERAL PARTNERSHIP,** the within named bargainor(s), a Tennessee General Partnership, and that he as such General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by himself as such officer.

Witness my hand and official seal at Brentwood, Tennessee, this 19th day of June, 2006.

My Commission Expires: 03/31/07

_____
Notary Public