2007-1
Box 14A

WARRANTY DEED

File Number: 60307

Davidson County DEEDWARR
Recvd: 11/27/06 08:26 2 pgs
Fees:13.00 Taxes:1258.00

20061127-0145508

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF NOVEMBER 2006.

Notary Public

MY COMMISSION EXPIRES: November 25, 2006.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Pinnacle Title & Escrow, LLC, 2109 Buena Vista Pike, Nashville, TN 37218

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Zahara S. Qualkenbush	America's Wholesale Lender	130
(NAME) 4304 Harding Place	(NAME) 750 Old Hickory Blvd.	7
(ADDRESS) Nashville, TN 37205	(ADDRESS) Brentwood, TN 37027	41
(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, Timothy J. Byron and Verneda M. Byron, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Zahara S. Qualkenbush, married 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. 191C on the Plan of Resubdivision Parts Royal Oaks, as of record in Plat Book 974, page 4 and 5, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Timothy J. Byron or Verneda M. Byron, Trustees, u/d/t/ dated September 11, 1997, f/b/o/ The Byron Family by Quitclaim Deed from Timothy J. Byron and wife, Verneda M. Byron, dated March 4, 2004 of record in Instrument Number 20040319-0031385, corrected in Instrument Number 20051014-012101, Also see Quitclaim Deed in Instrument Number 20020221-0022183, and Instrument Number 20010615-0063364 & Warranty Deed in Book 11272, page 117, Register's Office for Davidson County, Tennessee.

Subject to restrictions of Record in Book 1560, Page 125; and in Book 1640, page 187, Register's Office of said County.

Subject to all matters of record in Plat Book 974, Page 4 & 5, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 4304 Harding Place, Nashville, TN 37205
(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 22nd day of November, 2006.

Timothy J. Byron by Deborah Kittrell, P.O.A.

Verneda M. Byron by Deborah Kittrell, P.O.A.

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 Deborah Kittrell with whom I am personally acquainted and who acknowledged that she executed the within instrument on behalf of Timothy J. Byron and Verneda M. Byron as There Attorney in Fact as the free act and deed of the within named Deborah Kittrell

Witness my hand and official seal at Nashville, Tennessee this 22nd day of November, 2006.

Commission expires: November 25, 2006

Sandra Golden Woods Notary Public