59559

WARRANTY DEED 10096

Davidson County DEEDWARR
Recvd: 01/11/07 09:19 2 pgs
Fees:13.00 Taxes:250.12
20070111-0004467

ROGER SPROCHI NOTARY PUBLIC AT LARGE DAVIDSON CO. TN

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$67,600.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **10TH** DAY OF JANUARY, 2007.

Notary Public

MY COMMISSION EXPIRES: 9/22/07

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Nashville, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robertson Properites	Robertson Properties	**161-03-0 083.00**
(NAME)	(NAME)	
453 Tusculum Road	589 Pleasant Hill Dr.	
(ADDRESS)	(ADDRESS)	
Nasvhille, TN 37211	Cookeville, TN 38501	
(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, **Cynthia D. Byrd**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robertson Properites**, 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: LLC

Land in **Davidson** County, Tennessee, being Lot No. **6** on the Plan of **McMurray Meadows**, Section 1 of record in Plat Book **5060**, Page **1**, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to **Cynthia D. Perryman** by deed of record in Book 8067, Page 708, Register's Office for **Davidson** County, Tennessee.

Cynthia D. Perryman is now known as Cynthia D. Byrd.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **453 Tusculum Road, Nasvhille, TN 37211**

(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 **10th day of January, 2007**.

Cynthia D. Perryman

Cynthia D. Perryman

State of Tennessee County of Davidon

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Cynthia Perryman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the _____ of the _____, a corporation, and that he/she as such _____ by signing the name of the corporation by himself/herself as _____.

Witness my hand and seal at Antioch, Tennessee, this 10th day of January, 2007.

Commission expires: 9/22/07

Notary Public

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 Cynthia D. Perryman bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged the she executed the within instrument for the purposes therein contained.
Witness my hand and official seal at Antioch, TN.
this the 10 day of Jan., 2007.

Commission Expires: 11/24/07

Notary Public

ROGER SPROCHI
NOTARY PUBLIC AT LARGE
DAVIDSON CO. TN.