#10735 31917

Davidson County DEEDWARR
Recvd: 08/02/07 10:21 3 pgs
Fees:18.00 Taxes:432.53
20070802-0091847

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $116,900.00

David J Reese
Affiant

Subscribed and sworn to before me, this 31st day of July, 2007.

Notary Public

My commission expires: 11/2/07

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE DAVIDSON CO. TN

THIS INSTRUMENT WAS PREPARED BY
Jackson M. Welch, Jr.
121 First Avenue South, Suite 200
Franklin, Tennessee 37064
(615) 790-8868

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
David J. Reese	SunTrust Mortgage, Inc.	**Map: 163-11-OD**
2962 Baby Ruth Lane, Unit 12	2014th Ave North	**Parcel: 012.00CO**
Antioch, Tennessee 37013	Nashville, TN 37219	

FOR AND IN 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 ACKNOWLEDGE, WE,

Gregory P. Byerline and wife, Meghann K. Byerline

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

David J. Reese, unmarried

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 Unit No. 12 of Hickory Place Townhomes, a Planned Unit Development, a Horizontal Property Regeime, as shown by plat appearing of record in Plat Book 11190, Page 54 of the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Gregory P. Byerline and wife, Meghann K. Byerline, by Warranty Deed from Jason Richardson, unmarried, of record in Instrument No. 20020808-0095822, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year of 2007 a lien, not yet due and payable.
Subject to all matters shown on the Plan of record in Plat Book 11190, Page 54, Register's Office of Davidson County, Tennessee.
Home Owners' Association Charter, of record in Book 6472, Page 429, amended in Book 11641, Page 142, Register's Office for Davidson County, Tennessee.
The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Hickory Place

This is improved property known as 2962 Baby Ruth Lane, Unit 12, Antioch, Tennessee 37013.

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 in 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 31st day of July, 2007.

Gregory P. Byerline

Meghann K. Byerline

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Gregory P. Byerline and Meghann K. Byerline, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of July, 2007.

Notary Public

My Commission Expires: 5-24-10

Julian C. Cornett
State of Tennessee
Notary Public
Williamson County

RETURN TO:
Cornett Title Services, LLC
9005 Overlook Boulevard
Brentwood, Tennessee 37027

Certificate of Authenticity

I, Lori Holloway, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Roger Sprochi, a notary public for this county and state, Lori Holloway who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/24/07.

Notary's Seal (If on paper)

