WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/07/07 12:51 2 pgs
Fees:13.00 Taxes:253.45

20070807-0094251

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $68,500.00

Billie Byrd, President

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JULY, 2007.

NOTARY PUBLIC
AT LARGE Notary Public

MY COMMISSION EXPIRES: November 24, 2007.

(SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Johnny G. Tosh	Access National Mortgage	Map 071-16-0-, Parcel 143.00
(NAME) 904 Crockett Street	(NAME) 1800 Robert Fulton Dr. #350	
(ADDRESS) Nashville, TN 37207	(ADDRESS) Reston, VA 20191	
(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, **Byrd Remodeling, Inc., a Tennessee Corporation,** , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Johnny G. Tosh**, 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.11 on the plan of Essex Place, according to a survey by Erle Drake dated 7/24/28, and further described by a survey of Graffron & Jeffers, dated 3/26/80, as follows:

Said Lot No. 11 fronts 50 feet on the southerly margin of Crockett Street and extends back between parallel lines, with the westerly margin of Carole Street, 150 feet to an alley.

Being the same property conveyed to Billie Byrd by Special Warranty Deed from WM Specialty Mortgage, LLC dated 8/30/04 of record in Instr. No. 20041210-0147447, Register's Office for Davidson County, Tennessee. AND conveyed to Byrd Remodeling, Inc. by Quitclaim Deed from Billie Byrd of record in Instr. No. 20050401-0035287, and Instr. No. 20050527-0059877, and by Quitclaim Deed from Esley B. Byrd, Jr. to Byrd Remodeling, Inc. of record in Instr. No. 20070405-0040966, said Register's Office.

This is the same legal description as used in the prior Deed.
This conveyance is subject to 2007 taxes, prorated and assumed by the Grantee(s); Subject to the rights and claims of parties in possession; Subject to any and all leases not of public record; any and all easement located on the property.

unimproved ☒

This is improved ☐ property, known as 904 Crockett Street, Nashville, TN 37207
(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 hand this 27th day of July, 2007.

Byrd Remodeling, Inc.

By: Billie Byrd, President
Billie Byrd, President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for the aforesaid County and State, Billie Byrd, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged upon oath that she is the President of Byrd Remodeling, Inc., a Tennessee Corporation, the bargainors, and who acknowledged that she being authorized by the corporation executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 27th day of July, 2007.

Commission expires: November 24, 2007

Ann B. Waddell

ANN B. WADDELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

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