Davidson County DEEDWARR
Recvd: 10/04/07 12:00 2 pgs
Fees:13.00 Taxes:438.45
20071004-0118437

20B

WARRANTY DEED

PLEASE RETURN TO:
AMTITLE & ESCROW, LLC
515 RIVERGATE PARKWAY, SUITE #110
GOODLETTSVILLE, TN 37072

MAXINE F. WEAVER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN 3, 2011

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $218,500.00

Ellen Williams
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 3RD DAY OF OCTOBER, 2007.

Maxine F. Weaver
NOTARY PUBLIC

MY COMMISSION EXPIRES 1-3-11

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 07-02373 BYRUM CB

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Jeff Byrum	SunTrust Mortgage, Inc.	15-14-63.00
3116 Milliken Drive	1001 Semmes Avenue	
Joelton, TN 37080	Richmond, VA 23224	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

KAREN THOMAS, AND HUSBAND, CHAD THOMAS

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

JEFF BYRUM, UNMARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 3116 Milliken Drive, Joelton, TN 37080

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its 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 our hand on the 3rd day of October, 2007.

Karen Thomas
Karen Thomas

Chad Thomas
Chad Thomas

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, KAREN THOMAS AND CHAD THOMAS, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 3rd day of October, 2007.

Notary Public

My Commission Expires: 7-19-08

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES JULY 19, 2008

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 23, SECTION II, WILLIAM HILLS Subdivision, as shown on plat of record in Plat Book 4460, Page 62, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

*

Being the same property conveyed to Karen Thomas and Chad Thomas by Warranty Deed from Minnie Pearl Harbison, unmarried, recorded on the 12th day of July, 2006 in Instrument No. 20060712-0083956, in the Register's Office of Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulation, building restriction, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.

***SAID Lot No. 23 fronts 155.34 feet on the easterly margin of Milliken Drive and runs back between lines 285.0 feet on both the Northerly and Southerly lines to a line on the rear on which it measures 153.96 feet thereon.**