# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF OCTOBER, 2007.

Notary Public

MY COMMISSION EXPIRES: [illegible] Commission Expires

(AFFIX SEAL)

SAVAN K MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

**THIS INSTRUMENT WAS PREPARED BY**
Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 10/31/07 10:34 2 pgs
Fees:13.00 Taxes:1109.63
20071031-0128251

b-5529

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Eric Gullett | ABN AMRO Mortgage Group, Inc. | 172-09-0-A 102.00 CO |
| (NAME) | (NAME) | |
| 712 N. Wickshire Way | 2600 West Big Beaver Road | |
| (ADDRESS) | (ADDRESS) | |
| Brentwood, TN 37027 | Troy, MI 48084 | |
| (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, Michael G. Byers and wife, Marianne R. Byers, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eric Gullett, 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:

Being all of Lot No. 102, Section Three, Banbury Crossing of record in Book 9700, Pages 665 & 666, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING all of the same property conveyed to Michael G. Byers and wife, Marianne R. Byers by Warranty Deed dated December 27, 2002 from The Jones Company Custom Homes of Tennessee, Inc. of record in Instrument Number 20021230-0161653, Register's Office for Davidson County, Tennessee.

Marianne R. Byers executes this Warranty Deed for and on behalf of herself and Michael G. Byers pursuant to a Power of Attorney recorded simultaneously herewith.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 712 N Wickshire Way, Brentwood, TN 37027
(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 19th day of October, 2007.

Michael G. Byers By: Marianne R. Byers, Attny in fact

Michael G. Byers By: Marianne R. Byers, Attorney-in-Fact

Marianne Byers

Marianne R. Byers

STATE OF TENNESSEE

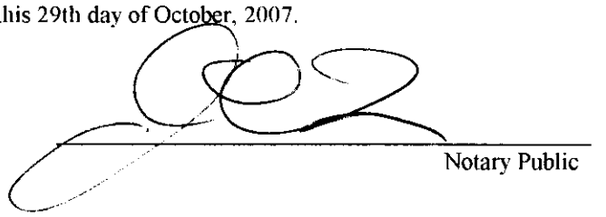
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marianne R. Byers the bargainor (s), 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 and official seal at Brentwood, Tennessee this 29th day of October, 2007.

Commission expires:

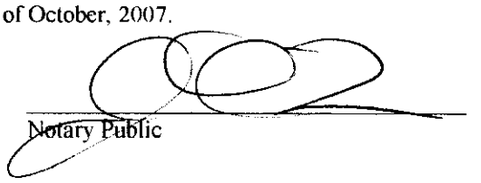


Notary Public

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Marianne R. Byers, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Michael G. Byers, and acknowledged that he/she execute the same by Power of Attorney, as the free act and deed of said Michael G. Byers. Witness my hand and Notarial Seal this 29th day of October, 2007.



Notary Public

My Commission Expires:




**RETURN TO:**

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027