File Box 24B

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/22/08 12:13 2 pgs
Fees:13.00 Taxes:92.50

20080222-0017513

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,000.00

Billie Byrd, President
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF FEBRUARY, 2008.

ANN B. WADDELL
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON

Ann B Waddell
Notary Public

MY COMMISSION EXPIRES: October 22, 2011. 10/22/11

(AFFIX 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
Byrd Remodeling Inc.	Byrd Remodeling Inc.	Map 71-15-0, Parcel 24.00
(NAME)	(NAME)	
113 Eaglecrest Drive	113 Eaglecrest Dr.	
(ADDRESS)	(ADDRESS)	
Eagleville, TN 37060	Eagleville, TN 37060	
(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, **Mabel E. Richardson, a widow**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BYRD REMODELING INC., a Tennessee corporation**, 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.74 on the plan of Eastmoreland Place of record in Book 161, page 170, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to James Willman by deed from Sally may Stokes dated 12/11/90 of record in Book 8255, page 333, Register's Office for Davidson County, Tennessee. James Willman's wife, Thelma Willman having predeceased him on November 4, 1996, and James Willman having since died on November 5, 1998, leaving a Last Will and Testament of record in Book 11473, page 934, RODC, TN, leaving the property to Lewis Wade Richardson. Lewis Wade Richardson executed an Executor's Quitclaim Deed to himself, Lewis Wade Richardson of record in Book 11487, page 239, RODC, TN. Lewis Wade Richardson having since died testate on April 3, 2007, leaving a Last Will & Testament as probated in the Seventh Circuit Court for Davidson County, Tennessee, Docket No. 07P-1308. According to the Will, named Mabel E. Richardson, his widow, as his sole beneficiary and Executor to his Estate, Mabel E. Richardson, Executor, Quitclaimed the property to Mabel E. Richardson, individually, of record in Instr. No. 20080204-0011280, Register's Office for Davidson County, Tennessee.

This is the same legal description as used in the prior Deed.

This conveyance is subject to 2008 taxes, prorated and assumed by the Grantee; all matters on the plan of record in Book 161, page 170, said Register's Office. Subject to the rights and claims of parties in possession and subject to any and all leases not of public record.

unimproved ☐

This is improved ☒ property, known as 142 Marie 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 our hands this 20th day of February, 2008.

Mabel E. Richardson
Mabel E. Richardson

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for the aforesaid County and State, Mabel E. Richardson, a widow, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged upon oath that she are the heirs at law of Lewis Wade Richardson, deceased, the bargainors, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 20th day of February, 2008.

Commission expires: October 22, 2011

A B Waddell

Ann B. Waddell

Notary Public

