RETURN TO: FOUNDERS TITLE AND ESCROW, LLC, 9045 CAROTHERS PARKWAY, SUITE 202, FRANKLIN, TN 37067
BOX 19-A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/24/08 16:21 3 pgs
Fees:18.00 Taxes:366.30
20080624-0065121

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19TH DAY OF JUNE, 2008.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MICHELLE MARIE MONTAGUE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires MAR. 29, 2010

THIS INSTRUMENT WAS PREPARED BY
Founders Title and Escrow, LLC, 9045 Carothers Parkway, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffery B. Bylund		
(NAME)	(NAME)	
810 Bellevue Road, Unit 124	SAME	MAP 142, GROUP 6A
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		PARCEL 124
(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 T. LANKFORD AND WIFE, VALLIE LANKFORD**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **JEFFERY B. BYLUND AND WIFE, TAMARA L. BYLUND**, 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:

Building No. 7, Unit No. 124, and Garage No. 3, on the Plan of Peppertree Creekside Meadows Condominiums, of record in Book 4675, Pages 128-130, Register's Office for Davidson County, Tennessee, together with all fixtures appliances, wallcoverings, carpets or other improvements therein and the undivided interest in the common elements appurtenants thereto, all being more particularly described in the Master Deed and By-Laws of record in Book 4834, Pages 257-312, as amended in Book 4984, Page 174, Book 5045, Page 800, Book 5086, Page 80 and Book 5259, Page 5, Register's Office for Davidson County, Tennessee, and the Charter of Creekside Meadows Association, Inc., of record in Book 4836, Page 610, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michael T. Lankford and wife, Vallie Lankford, by Quitclaim Deed from Nancy Ruth Lankford, dated December 8, 1999, filed for record on December 21, 1999, of record in Instrument Number 199912210305458, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2008 property taxes which have been prorated and assumed by the Grantee; (b) all restrictions of record; (c) all easements of record; (d) all visible easements; (e) all matters appearing on the plan(s) of record; and (f) all matters referenced in the master deed and by-laws; and (g) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 810 Bellevue Road, Unit 124, Nashville, TN 37221

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 June, 2008.

Michael T. Lankford

Vallie Lankford by Michael T. Lankford as attorney in fact

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 Michael T. Lankford, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee on this 19th day of June, 2008.

My Commission expires: 3/20/10

MICHELLE MARIE MONTAGUE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 20, 2010

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Michael T. Lankford, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Vallie Lankford, as her Attorney In Fact, under Power of Attorney bearing Inst. No. 20080624-0065120 Register's Office, Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Vallie Lankford, under said Power of Attorney.

Witness my hand and official seal at office in Franklin, Tennessee, this the 19th day of June, 2008.

Notary Public

MICHELLE MARIE MONTAGUE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 20, 2010

My Commission Expires:
3/20/10

I, Dawn D. Chase 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 TN

County of Williamson

Personally appeared before me, Michelle Montague, a notary public for this county and state, Dawn D. Chase who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MICHELLE MARIE MONTAGUE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 20, 2010

MY COMMISSION EXPIRES: 3/20/10.

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).