File Box 245

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/30/08 09:20 2 pgs
Fees:13.00 Taxes:296.00
20080630-0066921

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Charles B Barnes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JUNE, 2008.

Notary Public

MY COMMISSION EXPIRES: October 22, 2011.
(AFFIX SEAL)

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

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
Charles B. Barnes	Volunteer Trust Mortgage Corporation	MAP 119-01-0, Parcel 35.00
(NAME)	(NAME)	
354 Hester Avenue	301 S. Perimeter Park Drive.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Nashville, TN 37211	
(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 **Charles B. Barnes**, 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.20 and the easterly 3 feet of the southerly 150 feet of Lot No. 21 on the plan of the subdivision of the G. P. Rose Property, of record in Book 547, page 74, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the northerly margin of Hester Avenue at a point 3 feet west of the corner of Lot Nos. 20 and 21; thence with the northerly margin of said Hester Avenue eastwardly 63 feet 4 inches to the westerly margin of the right-of-way of the L & N R.R.; thence with said right-of-way northwardly 175 feet 6 inches to the southeast corner of Lot No. 19; thence with the southerly line of Lot Nos. 19 and 18, westwardly 103 feet to the common corner of Lot Nos. 17, 18, 20 and 21; thence with the line between Lot Nos. 20 and 21, southwardly 20 feet; thence at right angles westwardly 3 feet; thence at right angles southwardly 150 feet to the beginning.

Being the same property conveyed to Byrd Remodeling, Inc., a Tennessee corporation, by deed from Emily Ruth Welsh, Administratrix for the Estate of James Allen , dated 10/29/07,of record in Instr. No. 20071102-0129644, 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 as set out on the plan of record in Book 547, page 74; the right-of-way of L & N Railroad; to the rights and claims of parties in possession; and to any and all leases not of public record.

unimproved ☐

This is improved ☒ property, known as 354 Hester Avenue, Nashville, TN 37210
(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 June, 2008.

Byrd Remodeling, Inc.

By: Billie Byrd, President

Billie Byrd, President

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

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 bargainor, 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 June, 2008.

Commission expires: October 22, 2011

Ann B. Waddell Notary Public

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