WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/25/08 15:11 2 pgs
Fees:13.00 Taxes:3700.00
20080925-0097758

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,000,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 3-20-2010
(AFFIX SEAL)

DEBORAH H. BERRIE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William H. Byrd	Same	Map 116-8-D
(NAME) 88 Valley Forge	(NAME)	Parcel 88.01 CO and Parcel 88 CO
(ADDRESS) Nashville, TN 37205	(ADDRESS)	
(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, **RICHARD B. WOLF AND WIFE, EDITH WOLF**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM H. BYRD AND WIFE, GERTRUDE C. BYRD**, 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:

Land in Davidson County, Tennessee, being Lot No. 88 on the Revised Plan of Sugartree, Phase 3, a Planned Unit Development, of record in Plat Book 5050, pages 67-71, as amended in Book 5162, page 632, Book 5169, 426, Book 5191, page 412, Book 5222, page 468 and Book 5238, page 93, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Richard B. Wolf by deed from Henry R. Allison, III and wife, Susan P. Allison, of record in Instrument #20051006-0120482, re-recorded in Instrument #20051026-0129086, said Register's Office. Edith Wolf joins in executing this deed to convey any marital interest she may have in said property.

This conveyance is subject to (a) 2008 real property taxes; (b) all matters appearing on the plan of record in Book 5050, pages 67-71, said Register's Office; c) restrictive covenants of record in Book 4857, page 157, Book 4911, page 356, Book 4996, page 126, Book 5003, page 688, Book 5087, page 220, Book 5152, page 401, Book 5162, page 632, Book 5514, page 138, Book 5691, page 61, Book 11758, page 466, said Register's Office; and (d) easements of record in Book 5387, page 844 and Book 7061, page 100, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 88 Valley Forge, Nashville, Tennessee 37205
(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 23rd day of September, 2008.

Richard B. Wolf

Edith Wolf

STATE OF FLORIDA
COUNTY OF DADE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard B. Wolf and Edith Wolf, the bargainor, 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 Miami-Dade, Florida this 23 day of September, 2008.

Commission expires:

DAVID E. BETTS
MY COMMISSION # DD 620681
EXPIRES: September 8, 2012
Bonded Thru Budget Notary Services

Notary Public