Davidson County DEEDWARR
Recvd: 12/31/08 13:22 2 pgs
Fees:13.00 Taxes:529.10
20081231-0124030

This Instrument Prepared by:
Legends Title Services, LLC
155 Legends Drive, Suite O
Lebanon, Tennessee 37087

ADDRESS NEW OWNER:
Allyson Byers
242 Bonnafield Drive
Hermitage, TN 37076-1130

SEND TAX BILL TO:
Franklin American Mortgage Company
501 Corporate Centre Drive #400
Franklin, TN 37067

TAX ID 075-09-0-187.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Carey Venturella, unmarried,** has this day bargained and sold, and does hereby transfer and convey unto **Leigh A. Byers, unmarried and Buford A. Byers, married,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 1136 on the Plan of Section Nine, Hermitage Hills Subdivision, as shown on plat of record in Plat Book 3600, Page 97, in the Register's Office for Davidson County, TN , to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Carey Venturella by Deed of record in Instrument No. Instrument No. 20010502-0044784, recorded 10/26/2007, Register's Office for Davidson County, TN.

This is improved property known as **242 Bonnafield Drive,Hermitage, TN 37076-1130.**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2008 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 3600, page 97, and restrictions in Book 3864, page 441, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules

and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 29 th day of December, 2008

Carey Venturella

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Carey Venturella,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 29 th day of December, 2008.

NOTARY PUBLIC

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires January 12, 2010

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $143,000.00.

AFFIANT

Subscribed and sworn to before me this the 29 th day of December, 2008.

NOTARY PUBLIC

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires January 12, 2010

My Commission Expires: