WARRANTY DEED

File #28482
File Box 9-B
First Title and Escrow Company, Inc.

BILL GARRETT, Davidson County
Trans: T20090019910 DEEDWARR
Recvd: 03/26/09 09:29 2 pgs
Fees: 13.00 Taxes: 303.40

20090326-0027147

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $82,000.00

Billie Byrd President
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF MARCH, 2009.

Notary Public

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

ANN BOSWELL
STATE OF TENNESSEE NOTARY PUBLIC
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
Gretchen L. Knapp	Franklin American Mortgage	Map 113-04-0, Parcel 183.00
(NAME)	(NAME)	
2218 Kline Avenue	501 Corporate Centre Drive ~~Ste. 400~~	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Franklin, TN ,37067	
(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 **Gretchen L. Knapp**, 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 the West 150 feet of Lot No. 26 on the plan of Rosedale Subdivision of record in Book 547, page 45, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said part of lot fronts 50 feet on the east side of Klein or Kline Avenue and runs back between parallel lines 150 feet to an alley which is sometimes called the west margin of Caldwell Avenue extended.

Being the same property conveyed to Byrd Remodeling, Inc., a Tennessee Corporation, by deed from Wilson Enterprises, Inc., a Tennessee Corporation, of record in Instr. No. 20080717-0073284, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to 2009 taxes, prorated and assumed by the Grantee. Subject to all matters as set out on the plan of record in Book 547, page 45, said Register's Office Subject 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 2218 Kline Avenue, Nashville, TN 37211
(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 25th day of March, 2009.

Byrd Remodeling, Inc.

By: Billie Byrd, President
Billie Byrd, President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid State and County, Billie Byrd, with whom I am personally acquainted (or proved on the basis of satisfactory evidence) and who acknowledged upon oath that she is the President of Byrd Remodeling, Inc., a Tennessee corporation, and as such President being authorized by the corporation, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 25th day of March, 2009.

Commission expires: October 22, 2011

Ann B. Waddell Notary Public

