9009180

BILL GARRETT, Davidson County
Trans: T20090043028 DEEDWARR
Recvd: 06/26/09 15:23 9 pgs
Fees: 48.00 Taxes: 740.00
20090626-0059824

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Beth Triplett Notary Public My Comm. Exp. 03/20/2010 State of TENNESSEE Davidson County

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 6 CADILLAC DR STE 190 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael McLain	SunTrust Mortgage	182120A08500CO
(NAME)	(NAME)	
7084 Red Apple Road	3411 Lebanon Pike #112	
(ADDRESS)	(ADDRESS)	
Cane Ridge, TN 37013	Hermitage, TN 37076	
(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,

The Estate of Myra Evelyn Byrd and Cynthia B. Sexton, Teresa J. Byrd, Melissa B. Abernathy, John B. Byrd, Kelly Byrd Coutu, Erisa Byrd Becker, Melody Song Byrd and Rachel Elizabeth Byrd, n/k/a Rachel Elizabeth Byrd Fender as Tenants in Common

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MICHAEL MCLAIN AND WIFE, JENNIFER MCLAIN,

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. 241 on the Plan of Phase Six, Section Three, Apple Valley, a Residential Planned Unit Development, of record in Instrument No. 20050125-0008848, Register's Office for Davidson County, Tennessee to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Myra E. Byrd, unmarried by Warranty Deed, dated June 19, 2006 from Michael Sullivan Builders, G.P. A Tennessee General Partnership, and filed of record July 07, 2006 in Instrument No. 20060707-0081728, Register's Office for Davidson County, Tennessee. The said Myra E. Byrd having since died Testate on March 18, 2008. The herein described property having been devised to Cynthia B. Sexton, Teresa J. Byrd, Melissa B. Abernathy, John B. Byrd and Eric W. Byrd, Jr.'s children: Kelly Byrd Coutu, Erisa Byrd Becker, Melody Song Byrd and Rachel Elizabeth Byrd, n/k/a Rachel Elizabeth Byrd Fender pursuant to the Last Will and Testament of Myra Evelyn Byrd filed in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 09P950.

This property is not the homestead property of the named Devisees in the Last Will and Testament of Myra Evelyn Byrd as defined by Tennessee Statute.

Myra E. Byrd and Myra Evelyn Byrd are one and the same person.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved X property, known as 7084 Red Apple Road, Cane Ridge, TN 37013

(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 June, 2009.

Melissa B. Abernathy

Melissa B. Abernathy

The Estate of Myra Evelyn Byrd
By: Melissa B. Abernathy
Melissa B. Abernathy, Executrix

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Melissa B. Abernathy with whom I am personally acquainted, and who upon oath acknowledgedherself to be the Executrix of **THE ESTATE OF MYRA EVELYN BYRD**, and being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the **THE ESTATE OF MYRA EVELYN BYRD** by herself as Executrix.

Witness my hand and official seal at Brentwood , Tennessee this

Commission expires: 3|12|2011

BRENDA R. LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Brenda R Lehman
Notary Public

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me the undersigned, a Notary Public in and for Said County and State, Melissa B. Abernathy, individually, to me known or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 23rd day of June, 2009.

Commission expires: 3|12|2011

BRENDA R. LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Brenda R Lehman
Notary Public

Map & Parcel 182-120-A-085.00CO
Commonly known as: 7084 Red Apple Road, Cane Ridge, TN 37013

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 20 day of June, 2009.

John B. Byrd

STATE OF Washington

COUNTY OF King

Personally appeared before me the undersigned, a Notary Public in and for Said County and State, John B. Byrd, the bargainor, to me known or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 20 day of June, 2009.

Commission expires: July 28 2010.

Notary Public

Notary Public
State of Washington
MICHAEL J GRANESE
My Appointment Expires Jul 28, 2010

Map & Parcel 182-120-A-085.00CO
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Witness our hands this 23rd day of June, 2009.

Teresa J Byrd
Teresa J. Byrd

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me the undersigned, a Notary Public in and for Said County and State, Teresa J. Byrd, the bargainor, to me known or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 23rd day of June, 2009.

Commission expires: 3/12/2011

BRENDA R. LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Brenda R Lehman
Notary Public

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Witness our hands this 20th day of June, 2009.

Cynthia B Sexton

Cynthia B. Sexton

STATE OF TN

COUNTY OF MONTGOMERY

Personally appeared before me the undersigned, a Notary Public in and for Said County and State, Cynthia B. Secton, the bargainor, to me known or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 20 day of June, 2009.

Commission expires:

6-27-10

DANA DUNN DEWBERRY NOTARY PUBLIC AT LARGE MONTGOMERY CO., TENN.

Notary Public

DANA DUNN DEWBERRY
NOTARY AT LARGE

Map & Parcel 182-120-A-085.00CO
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Witness our hands this 22 day of June, 2009.

Erisa Byrd Becker

STATE OF California
COUNTY OF Los Angeles

Personally appeared before me the undersigned, a Notary Public in and for Said County and State, Erisa Byrd Becker, the bargainor, to me known or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 22 day of June, 2009.

Commission expires: Sep. 30, 2010

Notary Public

KUI YON HWANG
Commission # 1696846
Notary Public - California
Los Angeles County
My Comm. Expires Sep 30, 2010

Map & Parcel 182-120-A-085.00CO
Commonly known as: 7084 Red Apple Road, Cane Ridge, TN 37013

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 6/20 day of June, 2009.

Rachel Elizabeth Byrd Fender

STATE OF Florida

COUNTY OF Duval

Personally appeared before me the undersigned, a Notary Public in and for Said County and State, Rachel Elizabeth Byrd Fender, the bargainor, to me known or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 20 day of June, 2009.

Commission expires:

Notary Public

DANIEL HICKS
Commission # DD 882021
Expires April 20, 2013
Bonded Thru Troy Fain Insurance 800-385-7019

Map & Parcel 182-120-A-085.00CO
Commonly known as: 7084 Red Apple Road, Cane Ridge, TN 37013

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 22nd day of June, 2009.

Melody Song Byrd

Melody Song Byrd

STATE OF FL

COUNTY OF Duval

Personally appeared before me the undersigned, a Notary Public in and for Said County and State, Melody Song Byrd, the bargainor, to me known or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 22nd day of June, 2009.

Commission expires: 6/9/2012

Notary Public

DAVID DANTINI
Notary Public - State of Florida
My Comm. Expires Jun 9, 2012
Commission # DD 796199

Map & Parcel 182-120-A-085.00CO
Commonly known as: 7084 Red Apple Road, Cane Ridge, TN 37013

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Witness our hands this 20 day of June, 2009.

Kelly Byrd Court

STATE OF Florida
COUNTY OF Hillsborough.

Personally appeared before me the undersigned, a Notary Public in and for Said County and State, Kelly Byrd Couru, the bargainor, to me known or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 20 day of June, 2009.

Commission expires:

Notary Public

LAVIAE TAUNSHAE MACK
Notary Public, State of Florida
Commission# DD751637
My comm. expires Jan. 24, 2012

Map & Parcel 182-120-A-085.00CO
Commonly known as: 7084 Red Apple Road, Cane Ridge, TN 37013