File Box 243

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090048839 DEEDWARR
Recvd: 07/20/09 15:17 2 pgs
Fees:13.00 Taxes:11.10

20090720-0067989

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,000.00

Billie Byrd
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF JULY, 2009.

Notary Public

MY COMMISSION EXPIRES: October 22, 2012

(AFFIX SEAL)

TENNESSEE NOTARY PUBLIC
STATE OF
ANN B. WADDELL
WILLIAMSON COUNTY

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
Billie J. Byrd	Billie J. Byrd	Map 71-15-0, Parcel 18.00
(NAME)	(NAME)	
100 Tusculm Square Drive	103 Tusculm Square Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	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, **Mabel Richardson, a single widow**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Billie J. 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:

Being Lot No. 80 on the plan of Eastmoreland Place of record in Book 161, page 170, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to James H. King and wife, Phyllis A. King by deed from Ruth S. Epperly, a widow, of record in Book 11463, page 895, Register's Office for Davidson County, Tennessee. James H. King Quitclaimed his interest to Lewis and Mable Richardson by Quitclaim Deed of record in Instr. No. 20070424-0048673, said Register's Office. Lewis W. Richardson died 4/3/07 testate, and his will probated in the Seventh Circuit Court of Davidson County, Tennessee, Docket No. 07P-1308. In his will he left all of his property to his wife, Mable Richardson. Phyllis A. King having never conveyed her interest in said property and no one knowing her whereabouts, a Default Judgment was obtained from Mabel Richardson, Plaintiff against Phyllis A. King, her heirs, successors, personal representative and assigns, in the Chancery Court for Davidson County, Tennessee, Docket No. 09-134-II, stating that Mabel Richardson is the true and lawful owner in fee simple absolute title of the property, of record in Instr. No. 20090508-0042559, said Register's Office. Mable Richardson is one and the same person as Mabel Richardson.

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; all maters as set out on the plan of record; restrictive covenants and easements; to the rights and claims of parties in possession and to any and all leases not of public record. This property is being sold as is.

unimproved ☐

This is improved ☒ property, known as 130 Marie Street, Nashville, TN 37207

(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 13th day of July, 2009.

Mabel Richardson
Mabel Richardson

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public, in and for the aforesaid State and County, Mabel Richardson, a single widow, to whom I am acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged upon oath that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 13th day of July, 2009.

Commission expires: October 22, 2011

Ann B. Waddell Notary Public

