JVR

File No. 290900308

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $481,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

JEANETTE L. RAMER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Russell F. Thomas	(Same)	14506003400
(NAME)	(NAME)	
5829 FREDRICKSBURG DRIVE		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and othergood and valuable considerations, the receipt of which is hereby acknowledged, WE, Charles F. Byrd and wife, Annette Byrd, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Russell F. Thomas and wife, Mary E. Thomas, hereinafter called the grantee(s), 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. 16 on the plan of Tyne Valley Estates, Section 4, as of record in Plat Book 3600, page 10, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to CHARLES F. BYRD AND WIFE, ANNETTE BYRD by deed from HARRIETT W. PALISTED, A WIDOW of record in Instrument No. 20010319-0025830 on 03/16/2001 and filed for record on 03/19/2001, Register's Office for DAVIDSON County, Tennessee.

All matters as set forth per Plat Book 3600, Page 10, said Register's Office.

County of Davidson Taxes for the year 2009 due and payable on October 1, 2009 in the amount of $3,755.80. All prior years are paid. All subsequent years a lien, not yet due and payable. Tax Parcel ID No. 14506003400

County of DAVIDSON taxes for the year 2010 and subsequent years, a lien not yet ascertainable, due or payable. Tax Parcel ID No. 14506003400

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 5829 Fredricksburg Drive, Nashville, TN 37215
(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 GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20090066762 DEEDWARR
Recvd: 10/01/09 10:39 2 pgs
Fees:13.00 Taxes:1779.70
20091001-0091099

Witness my/our hands this 30th day of September, 2009.

Charles F. Byrd

Annette Byrd

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Charles F. Byrd and wife, Annette Byrd, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 9/30/2009.

Witness my hand at office this 30th day of September, 2009.

Commission expires:

10/10/09

Notary Public

File Number: 290900308

RETURN TO:

Sidwell Title
5107 Maryland Way
Brentwood, TN 37027

