File By 24B

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090081949 DEEDWARR
Recvd: 12/03/09 11:58 2 pgs
Fees:13.00 Taxes:227.55
20091203-0110862

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $61,500.00

Billie Byrd
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF DECEMBER, 2009.

Notary Public

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

LYNN B. WADDELL NOTARY PUBLIC STATE OF TENNESSEE 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
William R. Towns	NEW OWNER	Map 43-15-0, Parcel 156.00
(NAME)	(NAME)	
1108 East Old Hickory Boulevard		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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, **Billie Byrd**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William R. Towns**, 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 Nos. 9 and 10, Block "A" on the plan of Anderson Subdivision, Old Hickory Boulevard, by W. B. Southgate, Surveyor, of record in 974, pages 36 and 37, 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 Billie Byrd by deed from Federal National Mortgage Association of record in Instr. No. 20090327-0027625, Register's Office for Davidson County, Tennessee.

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

This is not, nor has it ever been the primary residence of the Grantor.

This conveyance is subject to 2009 taxes, paid by the Seller, prorated and assumed by the Grantee: all matters on the plan of record in Book 974,pages 36 and 37, said Register's Office; any and all restrictive covenants and easement; Subject to the rights and claims of parties in possession and leases not of record.
This property is being sold as is.

unimproved ☐

This is improved ☒ property, known as 1108 East Old Hickory Boulevard, Madison, TN 37115

(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 1st day of December, 2009.

Billie Byrd
Billie Byrd

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the aforesaid State and County, Billie Byrd, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledge that she executed the instrument for the purposes contained therein.

Witness my hand and official seal at Brentwood, Tennessee this 1st day of December, 2009.

Commission expires: October 22, 2011

Ann B. Waddell, Notary Public

