WARRANTY DEED	State of Tennessee) County of Davidson) 10-04-005-
Record & Return to: Victory Title & Escrow, LLC 695 President Place, Suite 203 Smyrna, TN 37167 VT1003 00172	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,500.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME this 21st day of April, 2010 Notary Public My Commission Expires: _____

THIS INSTRUMENT WAS PREPARED BY
Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

My Commission Expires OCT. 24, 2010

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
SYLVIA J. BYRN	Bank of America, N.A.	61-2
(NAME) 614 Marswen Drive	(NAME) P.O. Box 650070	32.00
(ADDRESS) Nashville, TN 37216	(ADDRESS) Dallas, TX 75265-0070	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **ANDREW P. HINAMON, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **SYLVIA J. BYRN, unmarried**, 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. 271, on the Plan of Gra-Mar Acres, of record in Book 2331, Page 110, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

SAID Lot No. 271 fronts 158 feet on the southerly side of Marswen Drive and extends back 145 feet on the westerly line and 226 feet on the easterly line to a deed line, measuring 177.36 feet thereon.

BEING the same property conveyed to ANDREW P. HINAMON, UNMARRIED by Deed from GARY C. BAKER, UNMARRIED, dated April 21, 2008 of record in Instrument No. 200804220041215, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: 614 Marswen Drive, Nashville, TN, 37216.
(House Number) (Street) (City or Town) (State) (Zip)

BILL GARRETT, Davidson County
Trans:T20100024180 DEEDWARR
Recvd: 04/23/10 09:47 2 pgs
Fees:13.00 Taxes:564.25
20100423-0030720

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, my hand, this 21st day of April, 2010.

Andrew Hinamon
ANDREW P. HINAMON

STATE OF Oregon)
COUNTY OF Washington)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **ANDREW P. HINAMON, unmarried**, the bargainor(s), with whom I am personally acquainted 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 at Tualatin, OR, this 21st day of April, 2010.

My Commission Expires: 02/21/2012 Lori Jacobsen
Notary Public

OFFICIAL SEAL
LORI JACOBSEN
NOTARY PUBLIC - OREGON
COMMISSION NO. 426196
MY COMMISSION EXPIRES FEBRUARY 21, 2012