This Instrument Prepared by:
Title Corporation of America
PO Box 3112, Brentwood, TN 37024
615-377-0749 File No. 1005075
After Recording please return to:
Premier Escrow LLC
4301 Hillsboro Rd, Suite 300, Nashville, TN 37215
File No. cl2010312

MAIL

BILL GARRETT, Davidson County
Trans:T20100039215 DEEDWARR
Recvd: 06/28/10 13:42 2 pgs
Fees:13.00 Taxes:621.60
20100628-0050271

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater for this transfer is **$168,000.00**

Affiant

Subscribed and sworn to before me, this
21st day of June, 2010

Notary Public
My commission expires:

CHRISTINE L. LINDE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires OCT 21, 2013

Name and Address of New Owner:	Send Tax Bills To:	Tax Information:
Ross Roney 4856 LYNN DR Nashville, TN 37211-4201	Avenue Bank 3823 Cleghorn Ave Nashville, TN 37215	133 14 0 053.00

WARRANTY DEED

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Margaret G. Byrd, an unremarried widow**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Jeffrey Ross Roney and wife, Jamie Czermak Roney,** hereinafter called the Grantees, their heirs, successors and assigns, a certain tract or parcel of land in **DAVIDSON County, Tennessee,** described as follows; to-wit:

LAND in Davidson County, State of Tennessee,
BEING Lot No. 69 on the Plan of Elysian Park, as of record in Book 2331, Page 32, Register's Office for said County.

Said Lot No. 69 fronts 90.6 feet on the southerly side of Lynn Drive and runs back between lines, 220.9 feet to a dead line in the rear on which it measures 97 feet.

BEING that same property conveyed to Henry Thomas Byrd and wife, Margaret G. Byrd, from Brentwood Homes, Inc by Warranty Deed dated November 25th, 1955 and recorded on November 29th, 1955 of record in Book 2404, Page 253, Register's Office for Davidson County, Tennessee. Henry Thomas Byrd having subsequently died on December 26, 2009 vesting title in his wife Margaret G. Byrd as surviving spouse.

THIS conveyance is subject to any and all zoning regulations, building restrictions, setback lines, easements and rights for public utilities, restrictive covenants and conditions, all other matters of record applicable to this property and all items set out on any applicable plat of record. Taxes for 2010 and subsequent years have been prorated and assumed by the Grantee(s) herein.

This property is improved property known as
4856 LYNN DR, NASHVILLE, Tennessee 37211-4201

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TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs, successors and assigns, forever. Grantors covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good and legal right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs, 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.

In witness, whereof, I Margaret G. Byrd, sign this Warranty Deed on this the 21st day of June, 2010

Margaret G. Byrd

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Margaret G. Byrd** , the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal this the 21st day of June, 2010

TAMILYN DERRYBERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires April 28, 2014

Tamilyn Derryberry
Notary Public

My Commission Expires:
April 28, 2010