Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
~~615-377-3319~~

WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 262,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of June, 2010

Notary Public:

MY COMMISSION EXPIRES: 11-22-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Robert C. Myers	Synovus Mortgage Corp.	Parcel ID:
47 Nickleby Down	2204 Lakeshore Drive; Ste 325	172010A03400
Brentwood, TN 37027	Birmingham, AL 35209	

FOR AND IN 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

Lauri L. Byrd f/k/a Lauri L. Arnold and husband, Stuart A. Byrd

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Robert C. Myers and Lori Myers, husband and wife

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. 34, on the Plan of Copperfield, Revised, of record in Plat Book 6900, Page 555-559, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Lauri L. Arnold, unmarried, by deed from Brenda C. Ballard, unmarried, of record in Instrument 20030529-0072508, said Register's Office. The said Lauri L. Arnold is now known as Lauri L. Byrd.

This conveyance is subject to Restrictions and By-Laws of record in Book 6783, Page 973; Book 7071, Page 482 and amended in Book 7208, Page 889, said Register's Office.

This conveyance is made subject to: (1) 2010 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6900, Page 555-559, said Register's Office; (3) Easement of record in Book 11018, Page 985, said Register's Office.

The said Stuart A. Byrd joins in this conveyance to convey any and all marital interest he may have in said property.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 47 Nickleby Down, Brentwood, TN 37027

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 29th day of June, 2010.

Lauri L. Byrd

Stuart A. Byrd

BILL GARRETT, Davidson County
Trans:T20100040758 DEEDWARR
Recvd: 07/02/10 11:41 2 pgs
Fees:13.00 Taxes:969.40

20100702-0052055

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lauri L. Byrd f/k/a Lauri L. Arnold and husband, Stuart A. Byrd, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of June, 2010.

My Commission Expires: 11-22-10 _____
Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.