BILL GARRETT, Davidson County
Trans:T20100066113 DEEDWARR
Recvd: 10/19/10 10:44 2 pgs
Fees:13.00 Taxes:71.48
20101019-0083571

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $19,320.00

Patricia M'Canless
Affiant

Subscribed and sworn to before me, this 18TH DAY OF OCTOBER, 2010.

Mary Birthright
Notary Public

MY COMMISSION EXPIRES: 11-7-11

(AFFIX SEAL)

MARY BIRTHRIGHT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires NOV. 7, 2011

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patricia D. McCanless, an unmarried woman	SAME	20/78 & 77
	(NAME)	
1026 Jackson Felts Road (ADDRESS)	(ADDRESS)	
Joelton, TN 37080 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Joe Pyron and Dale Pyron, as tenants in common, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Patricia D. McCanless, an unmarried woman, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

TRACT 1:

LAND IN DAVIDSON COUNTY BEING LOT NO. 23 ON THE FINAL PLAT OF SECTION 3, JACOB'S VALLEY, A PLAN OF WHICH IS OF RECORD BY INSTRUMENT NO. 20021010-0124310 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING PART OF THE SAME PROPERTY CONVEYED TO DALE PYRON AND JOE PYRON, AS TENANTS IN COMMON BY DEED FROM JACK W. SMITH OF RECORD IN BOOK 11456, PAGE 622, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

UNIMPROVED PROPERTY KNOWN AS 1064 JACOBS VALLEY ROAD, JOELTON, TN 37080
(MAP/PARCEL 20/77.00)

TRACT 2:
LAND IN DAVIDSON COUNTY BEING LOT NO. 24 ON THE FINAL PLAT OF SECTION 3, JACOB'S VALLEY, A PLAN OF WHICH IS OF RECORD BY INSTRUMENT NO. 20021010-0124310 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING PART OF THE SAME PROPERTY CONVEYED TO DALE PYRON AND JOE PYRON, AS TENANTS IN COMMON BY DEED FROM JACK W. SMITH OF RECORD IN BOOK 11456, PAGE 622, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

UNIMPROVED PROPERTY KNOWN AS 1058 JACOBS VALLEY ROAD, JOELTON, TN 37080
(MAP/PARCEL 20/78.00)

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1058 & 1064 Jacobs Valley Road, Joelton, TN 37080
(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

WARRANTY DEED
(Continued)

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/our hand(s) this 18th day of October, 2010.

Joe Pyron

Joe Pyron

By: Dale Pyron, Attorney-In-Fact
Dale Pyron, Attorney-in-Fact

Dale Pyron

Dale Pyron

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dale Pyron, the herein 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, this the 18th day of October, 2010.

Mary Birthright
Notary Public

My Commission Expires: 11-7-11

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

State of Tennessee
County of Davidson

On this 18th day of October, 2010, before me, a notary public in and for the said County and State, Dale Pyron to me personally known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Joe Pyron, and who acknowledged that he executed the same as the free act and deed of the said Joe Pyron.

Witness my hand and official seal on the day and date first above written.

Mary Birthright
Notary Public
My commission expires: 11-7-11

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011