WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110014670 DEEDWARR
Recvd: 03/11/11 10:38 2 pgs
Fees:13.00 Taxes:245.13
20110311-0019447

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $66,250.00

Kimberly A. Groves
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF MARCH, 2011.

Notary Public

MY COMMISSION EXPIRES: October 22, 2011.

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC 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
Kimberly Groves	NEW OWNER	13301032800
(NAME)	(NAME)	
219 Raymond Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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 **Kimberly Groves**, 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. 219 on the plan of Sunrise Heights Addition of record in Book 421, page 2, 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 Department of Housing and Urban Development of record in Instrument No. 20101110-0090292, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Taxes for the year 2011, prorated and assumed by the Grantee; all matters of record in Book 421, page 2, said Register's Office. Subject to the rights and claims of parties in possession.
This property is being sold as is.

unimproved ☐

This is improved ☒ property, known as 219 Raymond Street, Nashville, TN 37211

(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 10th day of March, 2011.

Billie Byrd
Billie Byrd

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Brentwood, Tennessee this 10th day of March, 2011.

Commission expires: October 22, 2011

Ann B. Waddell STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON Notary Public