File Box 24B

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110019658 DEEDWARR
Recvd: 04/04/11 15:42 2 pgs
Fees:13.00 Taxes:133.20
20110404-0025863

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $36,000.00

Billie Byrd
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1ST DAY OF APRIL, 2011.

Ann B. Waddell
Notary Public

MY COMMISSION EXPIRES: October 22, 2011
(AFFIX SEAL)

ANN B. WADDELL NOTARY PUBLIC 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
Billie Byrd	Billie Byrd	133050004.00
(NAME)	(NAME)	
520 High Street	532 Veritas Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	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, **Angela M. Saturley and Anna M. Dyer the Heir-at-Law to the Estate of Ruth Elaine Thomas, deceased**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Billie Byrd**, 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. 46 on the plan of Sunrise Heights Addition of record in Book 421, page 46, 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 Ruth Elaine Thomas, a single person, by deed from Jesse Carney, a widow, of record in Book 6207, page 821, Register's Office for Davidson County, Tennessee. Ruth Elaine Thomas having since died intestate on February 11, 2010, her Estate having been probated in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, under Docket No. 10-P-561. Order Opening Estate and Appointing Personal Representative having been filed and further naming Angela Michelle Saturley a/k/a Angela M. Saturley and Anna Marie Dyer a/k/a Anna M. Dyer, Ruth Elaine Thomas', daughters her Heirs-at-Law.

This conveyance is subject to 2011 taxes, prorated and assumed by the Grantee; all matters of record on the plan of record in Book 421 page 46, said Register's Office; to any and all easements and restriction; Subject to the rights and claims of parties in possession. This property is being sold as is.

unimproved ☐

This is improved ☒ property, known as 532 Veritas 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 1st day of April, 2011.

Heirs to the Estate of Ruth Elaine Thomas, deceased

By: _____
Angela M. Saturley, Heir-at-Law

_____
Anna M. Dyer, Heir-at-Law

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the aforesaid State and County, Angela M> Saturley and Anna M. Dyer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged they are the Heirs-at-Law to the Estate of Ruth Elaine Thomas, deceased, the bargainors, and as such lawful heirs executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 1st day of April, 2011.

Commission expires: October 22, 2011

Ann B. Waddell, Notary Public

ANN B. WADDELL
NOTARY PUBLIC
STATE OF TENNESSEE
OF WILLIAMSON