WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th day of June, 2011 Notary Public MY COMMISSION EXPIRES: 7.3.12 (AFFIX SEAL)

Return TO:
Foundation Title & Escrow, LLC
30 Burton Hills Blvd, Suite 175
Nashville, TN 37215

KELLY ANN C[illegible]LAGHAN
NOTARY PUBLIC
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Subramaniam Sriram and Susan L. Warner	Regions Bank d/b/a Regions Mortgage	11708003600
(NAME)	(NAME)	
1710 Gale Lane	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Birmingham, AL, 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/WE, **Allie C. McSwain Byrd, married**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Subramaniam Sriram and wife, Susan L. Warner**, 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:

Land in Davidson County, Tennessee, being the northwesterly parts of Lots No. 13 and 14 on the Revised Subdivision of Lots 11, 12, 13, 14 and 15, Belmont Terrace Annex No. 1 of record in Book 547, Page 99, Register's Office for said County and more particularly described as follows:

Beginning at a point in the northeasterly margin of Gale Avenue or lane, 180 feet southeast of the northeast corner of Gale Avenue or Lane and Brightwood Avenue and being the common corner of Lots No. 14 and 18 of said re-subdivision; thence northwesterly with the dividing line between Lots No. 13, 14, 17 and 18, 109.5 feet to a point, the common corner of Lots No. 13 and 17 of said re-subdivision; thence southeasterly 70 feet to a point; thence southwesterly and parallel with the dividing line between Lots 13, 14,, 17 and 18 of said re-subdivision, 112 feet more or less, to a point in the northeasterly margin of Gale Avenue or Lane; thence north westerly with the northeasterly margin of Gale Avenue or Lane 70 feet to the beginning.

Being the same property conveyed to Allie C. McSwain by Warranty Deed from James b. Bristol, married dated June 26, 2009 and recorded in Instrument No. 20090706-0062579, in the Register's Office of Davidson County, Tennessee. Allie C. McSwain having since married is now known as Allie C. Byrd.

Joshua M. Byrd, husband of grantor, joins in the execution of this instrument for the purposes of conveying his marital interest, of any, in the subject property.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

BILL GARRETT, Davidson County
Trans:T20110037270 DEEDWARR
Recvd: 06/22/11 09:24 2 pgs
Fees:13.00 Taxes:1406.00
20110622-0047724

unimproved ☐
This is improved ☒ property, known as 1710 Gale Lane, Nashville, TN 37212

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, has 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 our hands this **10th** day of **June, 2011**

Allie C. McSwain Byrd

Joshua M. Byrd

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **Allie C. McSwain Byrd and Joshua M. Byrd**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **10th** day of **June, 2011**

Notary Public

My commission expires: 7.8.12

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON