File Box 245

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110046367 DEEDWARR
Recvd: 08/01/11 08:55 2 pgs
Fees:13.00 Taxes:11.66
20110801-0058499

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,150.00

Billie J. Byrd
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JULY, 2011.

A Waddell
Notary Public

MY COMMISSION EXPIRES: October 23, 2011.
(AFFIX SEAL)

ANN B. WADDELL NOTARY PUBLIC STATE OF TENNESSEE 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
Dwight D. Sesler	NEW OWNER	07115001800
(NAME)	(NAME)	
118 Lake Harbor Drive		
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37015	,	
(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 J. Byrd, a single person**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dwight D. Sesler and wife, Faye B. Sesler**, 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. 80 on the plan of Eastmoreland Place of record in Book 161, page 170, 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 J. Byrd by deed from Mabel Richardson, a single widow, of record in Instr. No. 20090720-0067989, Register's Office for Davidson County, Tennessee.

This is the same legal description as used in the prior Deed.

This conveyance is subject to 2011 taxes prorated and assumed by the Grantee; all maters as set out on the plan of record; restrictive covenants and easements; to the rights and claims of parties in possession and to any and all leases not of public record. Subject to Metropolitan Government of Nashville and Davidson County, Tennessee Code Letter of record in Instr. No. 20110506-0034834, said Register's Office. This property is being sold as is.

unimproved ☒

This is improved ☐ property, known as 130 Marie Street, Nashville, TN 37207
(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 29th day of July, 2011.

Billie J. Byrd
Billie J. Byrd

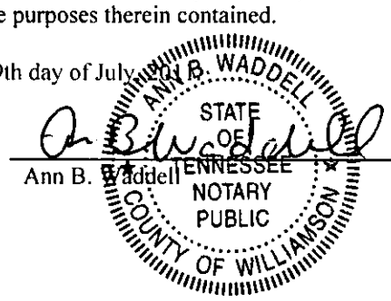
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Brentwood, Tennessee this 29th day of July, 2011.

Commission expires: October 22, 2011



Ann B. Waddell Notary Public