WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $47,717.80

Eddy Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 2ND DAY OF DECEMBER, 2011.

Notary Public

MY COMMISSION EXPIRES: October 5, 2013
(AFFIX SEAL)

ANN MARIE DUELL 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
Eddy Brown	NEW OWNER	133050000400
(NAME)	(NAME)	
1312 Liberty Lane		
(ADDRESS)	(ADDRESS)	
Gallatin, TN 37066	,	
(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, a single person**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Eddy Brown**, 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. 367 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 Billie Byrd by deed from Heirs to the Estate of Ruth Elaine Thomas, deceased, of record in Instr. No. 20110404-0025863, as corrected in Instr. No. 20110427-0032025 Register's Office for Davidson County, Tennessee.

This conveyance is subject to 2011 taxe, 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 2nd day of December, 2011.

Billie Byrd
Billie Byrd

BILL GARRETT, Davidson County
Trans:T20110077195 DEEDWARR
Recvd: 12/07/11 08:27 2 pgs
Fees:13.00 Taxes:176.56
20111207-0095320

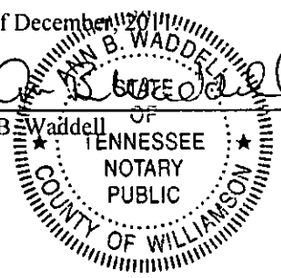
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the aforesaid State and County, Billie Byrd, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledge she is the bargainors, executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 2nd day of December, 2011.

Commission expires: October 5, 2015



Ann B. Waddell — Notary Public