BILL GARRETT, Davidson County
Trans:T20110079796 DEEDWARR
Recvd: 12/16/11 13:36 2 pgs
Fees:13.00 Taxes:37.00
20111216-0098236

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10,000.00

Martha Swafford
Affiant

Subscribed and sworn to before me, this 13TH DAY OF DECEMBER, 2011.

Notary Public

MY COMMISSION EXPIRES: 11-3-15

(AFFIX SEAL)

BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Martha Swafford unmarried	SAME AS NEW OWNER (NAME)	06016008500
121 Lawrencetown Road (ADDRESS)	(ADDRESS)	
Gallatin, TN 37066 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Betty Christine Dye unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Martha Swafford unmarried, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 267 ON THE FINAL PLAN OF JOYWOOD HEIGHTS, SECTION 2 OF RECORD IN PLAT BOOK 1130, PAGE 93, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING PART OF THE SAME PROPERTY DEVISED TO ARVIL LEE DYE AND WIFE, BETTY CHRISTINE DYE, PURSUANT TO THE LAST WILL AND TESTAMENT OF TERRY LEE DYE, IN #OP268 PROBATE CLERK'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID ARVIL LEE DYE HAVING SINCE DIED INTESTATE ON FEBRUARY 2, 2006.

THIS CONVEYANCE IS SUBJECT TO 2012 TAXES AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 119 Dellway Drive, 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/our hand(s) this 13th day of December, 2011.

WARRANTY DEED
(Continued)

Betty Christine Dye

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Betty Christine Dye, unmarried, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th day of December, 2011.

Notary Public

My Commission Expires: 11/03/15

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072