This Instrument Prepared By:
ADAM T. DODD, Attorney
Advance Title Services, LLC
239 John R. Rice Blvd., Ste. C
Murfreesboro, Tennessee 37129

MAP/GROUP/PARCEL: 150-05-073.00

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Christina Byrd
2949 Anderson Road
Nashville, TN 37217

SEND TAX BILLS TO:

Same

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **TODD E. WALL AND WIFE, DENISE B. WALL** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **CHRISTINA BYRD, UNMARRIED** "Grantee(s)", her heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 377 on the Plan of Forest View Park, Section 2, as of record in Book 3842, page 238, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Todd E. Wall and wife, Denise B. Wall by Warranty Deed from Billy Spencer of record in Instrument 20010719-0076708, Register's Office for Davidson County, Tennessee, dated June 28, 2001.

THIS CONVEYANCE IS SUBJECT TO 2012 Real Property Taxes are a lien not yet due and payable; All matters shown on the Plan of record in Book 3842, page 238, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities

This is improved property known as 2949 Anderson Road, Nashville, TN, 37217.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), her heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real estate, and that they have a good and lawful right to convey the same; and that the same is unencumbered, except for the 2012 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

The undersigned further covenants and binds themselves, their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

BILL GARRETT, Davidson County
Trans:T20120019540 DEEDWARR
Recvd: 03/19/12 10:53 2 pgs
Fees:13.00 Taxes:542.05
20120319-0023017

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 16th day of March, 2012.

Todd E. Wall

Denise B. Wall

STATE OF TENNESSEE COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Todd E. Wall and Denise B. Wall, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 16th day of March, 2012.

NOTARY PUBLIC

My Commission Expires: 8/20/2013

MELODY R. WILSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $146,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 16th day of March, 2012.

NOTARY PUBLIC

My Commission Expires: 8/20/2013

MELODY R. WILSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

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