Return To:
Executive Title LLC
4470 Old Lebanon Dirt Road
Mt. Juliet TN 37122
615-773-0520

ADDRESS NEW OWNERS and
SEND TAX BILLS:
JACK L. BYRD and wife,
DINA KAYE ELLER-BYRD
c/o Primary Residential Mortgage
4750 West Wiley Post Way
Salt Lake City, UT 84116

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, Tennessee

MAP PARCEL NUMBER:
64 - 2 - 16

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, GWENDOLYN ROOT, a widow, hereinafter called GRANTOR, has this day bargained and sold and by these presents transfers and conveys to JACK L. BYRD and DINA KAYE ELLER-BYRD, husband and wife, hereinafter called GRANTEES, their heirs, successors and assigns forever, the following described property, to wit:

> LAND in Davidson County, Tennessee, being Lot No. 112 on the Plan of Brandywine Farms, Section 5, as of record in Book 4175, Page 18, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.
>
> BEING the same property conveyed to Gwendolyn Root and Randy Johnson, wife and husband, by deed recorded November 5, 1997 in Book 10671, Page 863, Register's Office for Davidson County, Tennessee. The said Randy Johnson having since died.
>
> Subject to all matters shown on the above referenced plat and to restrictions of record.
>
> This is improved property known as 211 Barley Mill Road, Old Hickory, Tennessee 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEES, their heirs, successors and assigns, forever.

GRANTOR covenants with GRANTEES that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

GRANTOR further covenants and binds herself, her heirs, successors and assigns to warrant and defend the title to the said land to GRANTEES, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

TIMOTHY D. FERGUSON
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

BILL GARRETT, Davidson County
Trans:T20120029902 DEEDWARR
Recvd: 04/24/12 12:10 2 pgs
Fees:13.00 Taxes:869.50
20120424-0035062

Executed on this 18 day of April, 2012.

Gwendolyn Root
GWENDOLYN ROOT

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, GWENDOLYN ROOT, the within named bargainor 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 at office this 18 day of April, 2012.

NOTARY PUBLIC

My Commission Expires: 8/20/13

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $235,000.00.

D. Dulan Paulson
AFFIANT

Subscribed to and sworn before me, this the 18 day of April, 2012.

Connie J. Buchanan
NOTARY PUBLIC

My Commission Expires: 6/15/14

CONNIE J. BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TN

TIMOTHY D. FERGUSON
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989