File Box 24B

WARRANTY DEED
in Lieu of Forclosure

BILL GARRETT, Davidson County
Trans:T20120035661 DEEDWARR
Recvd: 05/15/12 11:26 2 pgs
Fees:13.00 Taxes:183.43
20120515-0041911

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $49,577.00

Billie Byrd
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF MAY, 2012.

Notary Public

MY COMMISSION EXPIRES: October 5, 2014
(AFFIX SEAL)

SHAWN B. WADDELL
STATE OF TENNESSEE NOTARY PUBLIC
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
Blair White	NEW OWNER	12001008700
(NAME)	(NAME)	
1139 Dimple Road		
(ADDRESS)	(ADDRESS)	
Chapmansboro, TN 37035		
(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 **Blair White, a single person**, 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. 244 on the plan of Miro Meadows of record in Book 1424, page 95, 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, a single person by deed from U.S. Bank National Association as Trustee for JP ALT 2006-S2, of record in Instr. No. 20110818-0063956, Register's Office for Davidson County, Tennessee.

Subject to 2012 taxes, assumed by the Grantees; all matters as set out on the plan of record in Book 1424, page 95, to the restrictive covenants as set out in Book 1720, page 183, said Register's Office. Subject to the rights and claims of parties in possession. This property is being sold as is.

unimproved ☐

This is improved ☒ property, known as 1203 Kermit Drive, Nashville, TN 37217

(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 14th day of May, 2012.

Billie Byrd
Billie Byrd

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared by before me, the undersigned Notary Public in and for the aforesaid State and County, Billie Byrd, with whom I am personally acquainted 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 14th day of May, 2012.

Commission expires: October 5, 2015

Ann B. Waddell Notary Public

