WARRANTY DEED

G-VRES-12-7821

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,900.00

Kevin W. Byram
Affiant

Subscribed and sworn to before me, this 1st DAY OF June, 2012.

Megan Paulus
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin W. Byram	SunTrust Mortgage, Inc.	
7821 Farmington Place	(NAME) 1001 Semmes Avenue, RVW-5023	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Richmond, VA 23224	126150A03900CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JOHN C. MATHIESON AND BARBARA B. MATHIESON, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KEVIN W. BYRAM AND ASHLEA . BYRAM, HUSBAND AND WIFE, hereinafter called the Grantee(s), 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 39, PHASE ONE, BOONE TRACE AT BILTMORE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 7900, PAGE 667, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO JOHN C. MATHIESON AND WIFE, BARBARA B. MATHIESON BY DEED FROM FOX RIDGE HOMES, INC., RECORDED ON THE 2ND DAY OF JULY, 1996 IN DEED BOOK 10107, PAGE 895, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT; B) INSTRUMENTS OF RECORD IN PLAT BOOK 7900, PAGE(S) 667; BOOK 9342, PAGE 312; BOOK 9735, PAGE 931; INSTRUMENT NO. 20010717-0075902; BOOK 7265, PAGE 676; BOOK 8992, PAGE 62; BOOK 8975, PAGE 753; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 7821 Farmington Place, Nashville, Tennessee 37221
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20120042951 DEEDWARR
Recvd: 06/11/12 13:59 2 pgs
Fees:13.00 Taxes:702.63
20120611-0050891

Witness my/our hand(s) this 1st day of June, 2012.

John C. Mathieson

Barbara B. Mathieson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John C. Mathieson and Barbara B. Mathieson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st day of June, 2012.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903