BILL GARRETT, Davidson County
Trans: T20130030911 DEEDWARR
Recvd: 04/16/13 09:54 2 pgs
Fees: 13.00 Taxes: 754.80
20130416-0037564

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $204,000.00

Affiant

Subscribed and sworn to before me, this 4TH DAY OF APRIL, 2013.

Rita B. Mitchell
Notary Public

MY COMMISSION EXPIRES: 1-5-2016

(AFFIX SEAL)

RITA B. MITCHELL NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY, TENN.

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
Byron H. Corbett and Constance L. Corbett	Same as new owner	06301003600 & 06301005400
	(NAME)	
1425 Neelys Bend Road		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(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 Dale Pyron, The Executor of The Estate of Joe Pyron, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Byron H. Corbett and Constance L. Corbett, 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:

BEING PART OF LOT #2 ON THE PLAN OF NAWAKWA HILLS ANNEX, OF RECORD IN BOOK 843, PAGE 64, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT, IN THE EASTERLY RIGHT-OF-WAY NEELY'S BEND ROAD, BEING THE NORTHWEST CORNER OF A TRACT OWNED BY ROBERT DALE PYRON ETUX AS OF RECORD IN DEED BOOK 6859 PAGE 738, R.O.D. C., TN.,AND BEING THE SOUTHWEST CORNER OF THIS TRACT, THENCE: WITH THE LINE OF PYRON, N 62 DEG. 39 MIN. 09 SEC. E, 960.26' TO A FENCE POST, IN THE WESTERLY LINE OF A TRACT OWNED BY CHRISTOPHER LANCE AS OF RECORD IN INSTRUMENT #201302190016312 R. O. D. C., TN., THENCE: WITH THE LINE OF LANCE, N 19 DEG. 30 MIN. 04 SEC. W, 218.98' TO A FENCE POST, IN THE SOUTHERN LINE OF NAWAKA HILLS ANNEX AS OF RECORD IN BOOK 6859 PAGE 738, R.O.D. C., TN., THENCE: S 62 DEG.40 MIN. 47 SEC. W, 716.50' TO AN IRON PIN, BEING THE NORTHEAST CORNER OF A TRACT OWNED BY LARRY PRINCE ETUX, AS OF RECORD IN INSTRUMENT #201303150026191 R. O. D. C., TN., THENCE: WITH PRINCE, S 19 DEG. 22 MIN. 26 SEC. E, 109.63' TO AN IRON PIN, THENCE: S 62 DEG. 41 MIN. 31 SEC. W, 245.70' TO AN IRON PIN, IN THE EASTERLY RIGHT-OF-WAY NEELY'S BEND ROAD, THENCE: S 20 DEG. 40 MIN. 16 SEC. E, 109.62' TO THE POINT OF BEGINNING CONTAINING 4.183 ACRES MORE OR LESS AS PER A SURVEY BY CK SURVEYORS DATED MARCH 22, 2013.

BEING THE SAME PROPERTY CONVEYED TO JOE PYRON AND WIFE, MAE S. PYRON BY WARRANTY DEED FROM BOBBY JOE STUBBLEFIELD AND WIFE, RUTH CATHERINE STUBBLEFIELD OF RECORD IN BOOK 6797, PAGE 987, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. JOE PYRON HAVING DIED TESTATE AS EVIDENCE BY LAST WILL AND TESTAMENT OF JOE PYRON FILED IN PROBATE COURT CLERK'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, AND UNDER ARTICLE IV, FIRST CODICIL, TO PROBATE FILE 12P634, PROPERTY WAS DEVISED TO DALE PYRON.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS.

DALE PYRON AND ROBERT DALE PYRON BEING ONE AND THE SAME PERSON.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR(S).

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

unimproved ( )
This is improved (X) property, known as 1425 Neelys Bend Road, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

WARRANTY DEED
(Continued)

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 4th day of April, 2013.

Dale Pyron
Dale Pyron, Individually

Dale Pyron Executor
Dale Pyron, Executor

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, appeared Dale Pyron , with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and upon oath acknowledged himself to be the Executor of The Estate of Joe Pryon and that he as such Executor, being authorized to do so, executed the within instrument for the purposes therein contained by signing the name as Executor of the Estate of Joe Pyron.

Witness my hand and official seal, this the 4th day of April 2013.

Mary Birthright
Notary Public

My Commission Expires: 11-3-15

(SEAL)

MARY BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

RETURN TO:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dale Pyron, the herein bargainor, with whom I am personally acquainted (or proved to me on basis of satisfactory evidence) and acknowledged that he executed the within unstrument for the purpose therein contained.

Witness my hand and official seal, this the 4th day of April 2013.

Mary Birthright
Notary Public
My Commission Expires: 11-3-15

MARY BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Return To:
Lakeside Title & Escrow
854 Wren Rd.
Goodlettsville, TN 37072